

SAN FRANCISCO PUBLIC LIBRARY



3 1223 06018 0487

5/S



*San Francisco Public Library*

DOCUMENTS DEPARTMENT

REFERENCE BOOK

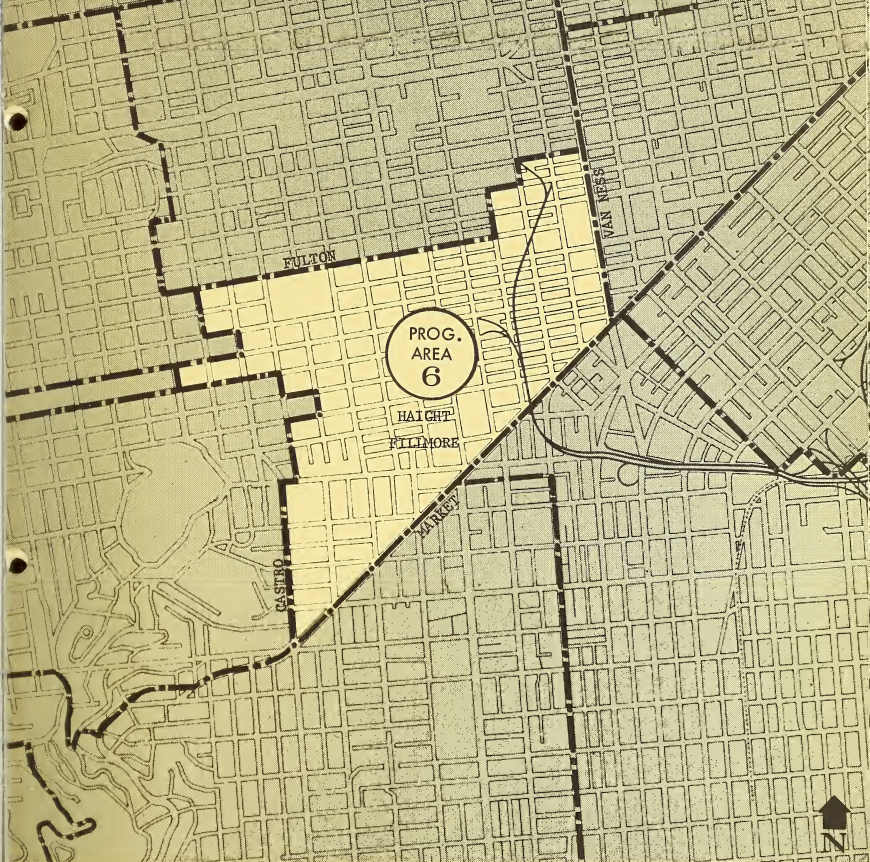
*Not to be taken from the Library*



Digitized by the Internet Archive  
in 2016







# PROGRAMMING AREA ANALYSIS

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP



P R O G R A M M I N G

A R E A

A N A L Y S I S

A Special Study Undertaken as a Part of  
the San Francisco Community Renewal Program

Arthur D. Little, Inc.  
June 1965



# TABLE OF CONTENTS

	Introduction and Area Definitions
Section 1.	Topography and Land Use
Section 2.	Household and Housing Composition, 1960, by CRP Neighborhood
Section 3.	Social and Physical Problem Profiles, by Census Tract
Section 4.	Population and Housing Characteristics Maps, 1960, by Enumeration District
Section 5.	Population and Housing Trends, 1950-1960, by Census Tract
Section 6.	Improvement and Construction Activity Indicators, by Census Tract
Section 7.	Public Facilities

Arthur D. Little, Inc.





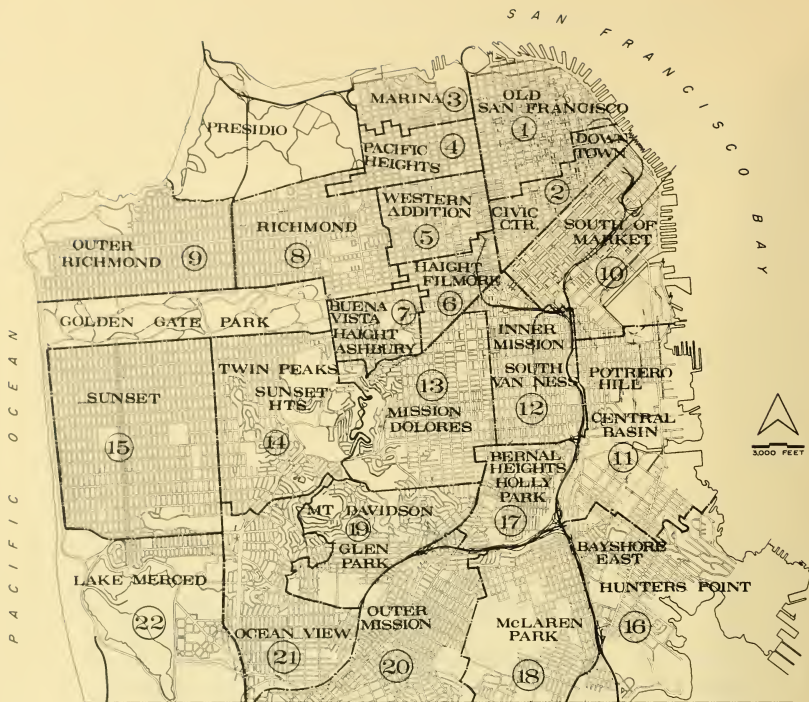
I N T R O D U C T I O N   A N D  
A R E A   D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

Arthur D. Little, Inc.



# PROGRAMMING AREAS

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP

should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

Arthur D. Little, Inc.

It should be noted that these reports are supplements to the Community Renewal Program Final Report. This should be required reading for all who want to understand the area reports adequately. Many other CRP publications, especially the San Francisco Fact Book, also help to round out the knowledge and insights to be gained from these pages.

In the preparation of this report, the Arthur D. Little, Inc. staff was aided greatly by the use of maps and existing data from the San Francisco Department of City Planning. We wish to express our thanks to the Department and other City officials who aided in this preparation.

### AREA DEFINITIONS

In this report all data is provided on the basis of sub-areas defined for the United States Census of Population and Housing. These areas are somewhat arbitrarily drawn: their boundaries are not always "real" boundaries in the social, economic or physical sense. Nonetheless, the Census is the richest source of information for the purposes of program analysis and, therefore, Census areas are the best available.

The areas we have used are defined as follows:

1. Enumeration Districts. Enumeration Districts are relatively small units. The average Enumeration District contains eight to ten blocks, 250 housing units and 1,200 people. This is established as the amount that can be canvassed by one Census Enumeration in one day. There are approximately 600 of these units in San Francisco. Their size permits the most detailed analysis of internal variations within the City, although the information available at the Enumeration District level is not very broad.

2. Census Tracts. Census Tracts are groupings of Enumeration Districts, and are the most frequently used units for data publication. There are 127 Census Tracts in the City, according to the 1960 delineations.

Arthur D. Little, Inc.

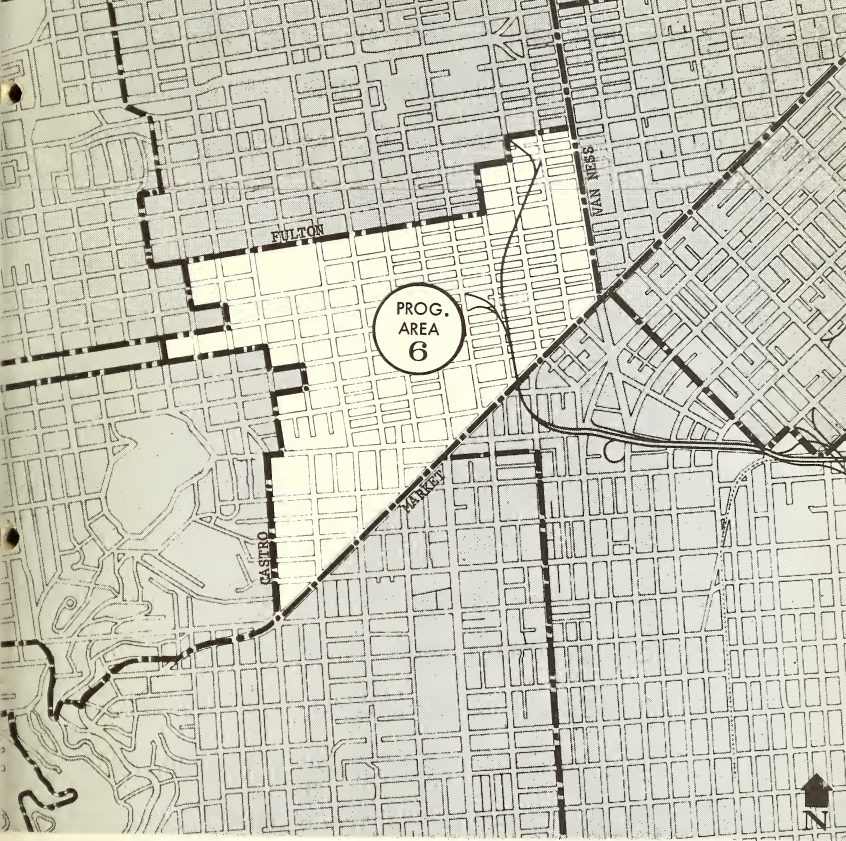
3. CRP Neighborhoods. CRP Neighborhoods are special units defined for the San Francisco CRP study. They are roughly comparable in size and number to Census Tracts (106 in San Francisco) and are also made up of groupings of Enumeration Districts. One important difference exists, however. Neighborhoods are relatively homogeneous internally with respect to major population and housing characteristics, whereas Census Tracts are much more arbitrarily defined. For this reason, Neighborhoods were used for the preparation of a special data tape including numerous significant cross-tabulations which are not published elsewhere. (See Section 2.)

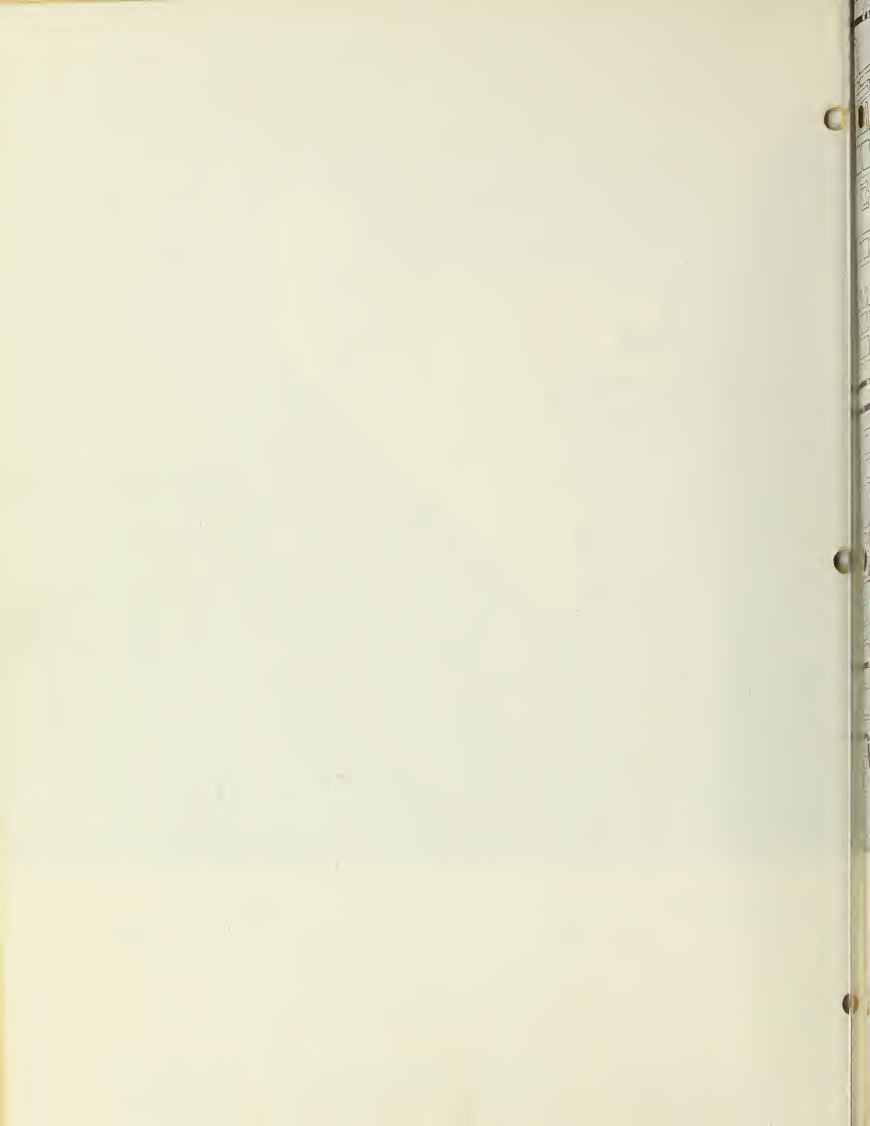
4. Programming Areas. Programming Areas, shown on the preceding map, are groupings of CRP Neighborhoods. This report, like the others in the series, presents information about a single Programming Area and the CRP Neighborhoods and Enumeration Districts within it. Programming Area boundaries also conform fairly closely to groupings of Census Tracts. Therefore, some data on the Tract basis is also included. This should be used with care, however. Some Tracts do overlap Programming Area lines. In these cases the Tract has been assigned, in total, to one of the Programming Areas even though a part of it lies outside of that area.

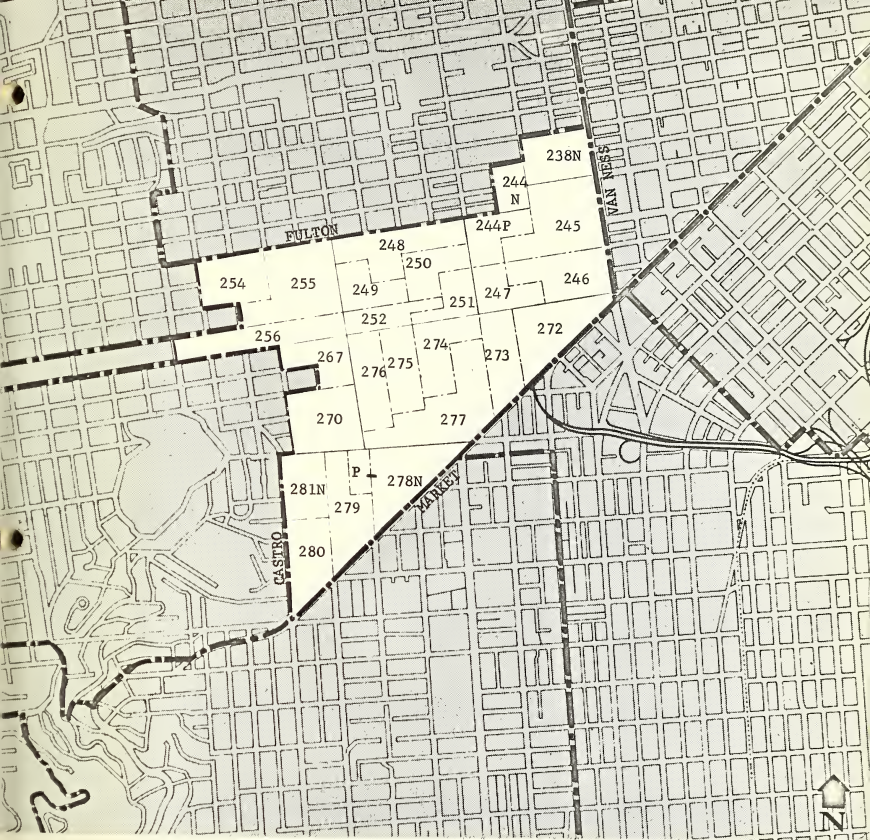
Precise definitions of the areas described above are shown on the following maps. In using any of the data in this report, the reader should refer back to these maps and the opening paragraphs of the Section under study to determine the precise units and boundaries involved.











# ENUMERATION DISTRICTS

Programming Area 6

Source: 1960 Census of Population and Housing

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP



## SECTION 1

### TOPOGRAPHY AND LAND USE

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

Arthur D. Little, Inc.



LAND USE DATA - CITY-WIDE  
Compiled from the 1947-48 and 1961-64 Land Use Surveys  
Areas in Acres

Land Use Category	1961-64 Land Use	1947-48 Land Use	Percentages of 1961-64 Land Use by	
			City-Wide Net Acreage	Category Heading
Gross Area of City	30,095.00			
Net Area of City	22,601.49	22,284.99	100.0%	
RESIDENCE TOTAL	9,037.11	8,239.65	40.0	100.0%
Single Family Detached	1,810.07	2,089.17	8.0	20.0
Single Family Row	4,406.41	3,586.52	19.5	48.7
Two Family	1,114.50	1,020.49	4.9	12.3
Three to Four Family	475.16	442.68	2.1	5.3
Five to Nine Family	312.95	235.90	1.4	3.5
Ten Family & Over	512.78	370.56	2.3	5.7
Rooming & Boarding Houses	33.46	44.64	.1	.4
Hotel & Motel	42.61	22.66	.2	.5
Public Housing	329.17	427.03	1.5	3.6
COMMERCE TOTAL	1,478.00	1,232.57	6.5	100.0%
Retail & Offices	931.82	819.52	4.1	63.0
Gas Station	108.48	91.41	.5	7.3
Commercial Garage	64.17	80.89	.3	4.3
Wholesale	20.98	54.74	.1	1.4
Parking, Used Car Lot	303.57	92.08	1.3	20.5
Other Open Air Commerce	48.98	93.93	.2	3.3
INDUSTRY TOTAL	1,463.89	1,253.96	6.5	100.0%
Structural Light	551.87	443.73	2.4	37.7
" Intermediate	315.21	254.99	1.4	21.5
" Heavy	162.08	261.53	.7	11.1
Open Air Light	83.65	35.47	.4	5.7
" Intermediate	218.59	159.19	1.0	14.9
" Heavy	132.49	99.05	.6	9.1
UTILITY TOTAL	954.19	1,071.57	4.2	100.0%
Trucks & Bus Terminals	3.98	26.81	-	.4
Railroad Tracks & Terminals	280.45	300.39	1.2	29.4
Lakes & Reservoirs	585.28	674.84	2.6	61.3
Other Utilities	84.48	69.53	.4	8.9
INSTITUTION TOTAL	439.65	352.32	1.9	100.0%
Private & Parochial Schools	143.26	91.40	.6	32.6
Homes & Hospitals	123.18	156.17	.5	28.0
Churches, Convents, etc.	129.49	86.06	.5	29.4
Other Institutional Uses	43.72	18.69	.2	9.9
PUBLIC TOTAL	6,593.94	5,397.51	29.2	100.0%
Public Recreation	2,946.83	2,370.83	13.0	44.7
Public Schools	544.66	300.77	2.4	8.3
Other Public Uses	3,102.45	2,725.91	13.7	47.1
PRIVATE RECREATION	363.57	298.26	1.6	100.0%
VACANT TOTAL	2,271.14	4,439.15	10.0	100.0%

Arthur D. Little, Inc.



1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.

Arthur D. Little, Inc.

LAND USE DATA - CITY-WIDE  
Compiled from the 1947-48 and 1961-64 Land Use Surveys  
Areas in Acres

Land Use Category	1961-64 Land Use	1947-48 Land Use	Percentages of 1961-64 Land Use by	
			City-Wide Net Acreage	Category Heading
Gross Area of City	30,095.00			
Net Area of City	22,601.49	22,284.99	100.0%	
RESIDENCE TOTAL	9,037.11	8,239.65	40.0	100.0%
Single Family Detached	1,810.07	2,089.17	8.0	20.0
Single Family Row	4,406.41	3,586.52	19.5	48.7
Two Family	1,114.50	1,020.49	4.9	12.3
Three to Four Family	475.16	442.68	2.1	5.3
Five to Nine Family	312.95	235.90	1.4	3.5
Ten Family & Over	512.78	370.56	2.3	5.7
Rooming & Boarding Houses	33.46	44.64	.1	.4
Hotel & Motel	42.61	22.66	.2	.5
Public Housing	329.17	427.03	1.5	3.6
COMMERCE TOTAL	1,478.00	1,232.57	6.5	100.0%
Retail & Offices	931.82	819.52	4.1	63.0
Gas Station	108.48	91.41	.5	7.3
Commercial Garage	64.17	80.89	.3	4.3
Wholesale	20.98	54.74	.1	1.4
Parking, Used Car Lot	303.57	92.08	1.3	20.5
Other Open Air Commerce	48.98	93.93	.2	3.3
INDUSTRY TOTAL	1,463.89	1,253.96	6.5	100.0%
Structural Light	551.87	443.73	2.4	37.7
" Intermediate	315.21	254.99	1.4	21.5
" Heavy	162.08	261.53	.7	11.1
Open Air Light	83.65	35.47	.4	5.7
" Intermediate	218.59	159.19	1.0	14.9
" Heavy	132.49	99.05	.6	9.1
UTILITY TOTAL	954.19	1,071.57	4.2	100.0%
Trucks & Bus Terminals	3.98	26.81	-	.4
Railroad Tracks & Terminals	280.45	300.39	1.2	29.4
Lakes & Reservoirs	585.28	674.84	2.6	61.3
Other Utilities	84.48	69.53	.4	8.9
INSTITUTION TOTAL	439.65	352.32	1.9	100.0%
Private & Parochial Schools	143.26	91.40	.6	32.6
Homes & Hospitals	123.18	156.17	.5	28.0
Churches, Convents, etc.	129.49	86.06	.5	29.4
Other Institutional Uses	43.72	18.69	.2	9.9
PUBLIC TOTAL	6,593.94	5,397.51	29.2	100.0%
Public Recreation	2,946.83	2,370.83	13.0	44.7
Public Schools	544.66	300.77	2.4	8.3
Other Public Uses	3,102.45	2,725.91	13.7	47.1
PRIVATE RECREATION	363.57	298.26	1.6	100.0%
VACANT TOTAL	2,271.14	4,439.15	10.0	100.0%

Arthur D. Little, Inc.

1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.



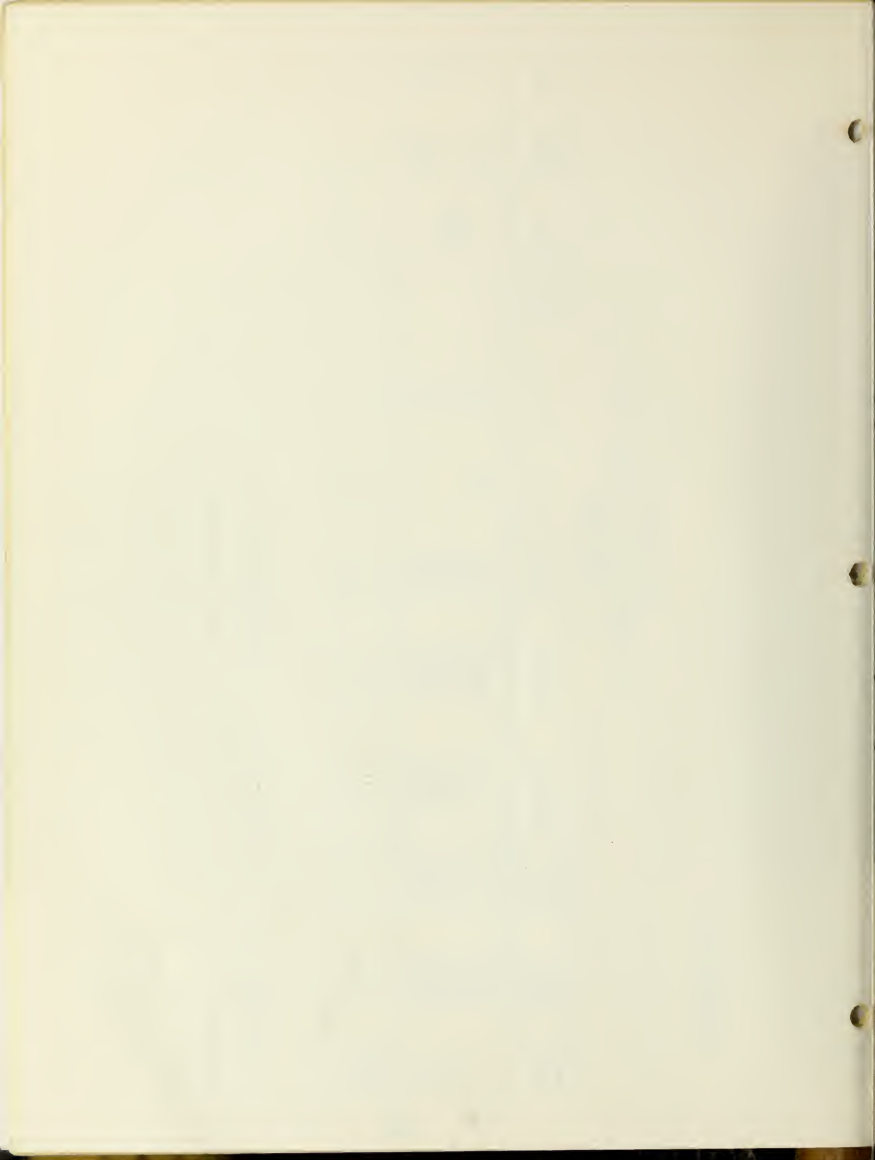
PROGRAMMING AREA 6

San Francisco  
Summary Land Use Data by Census Tracts  
1961-64 Land Use Survey  
(In acres)

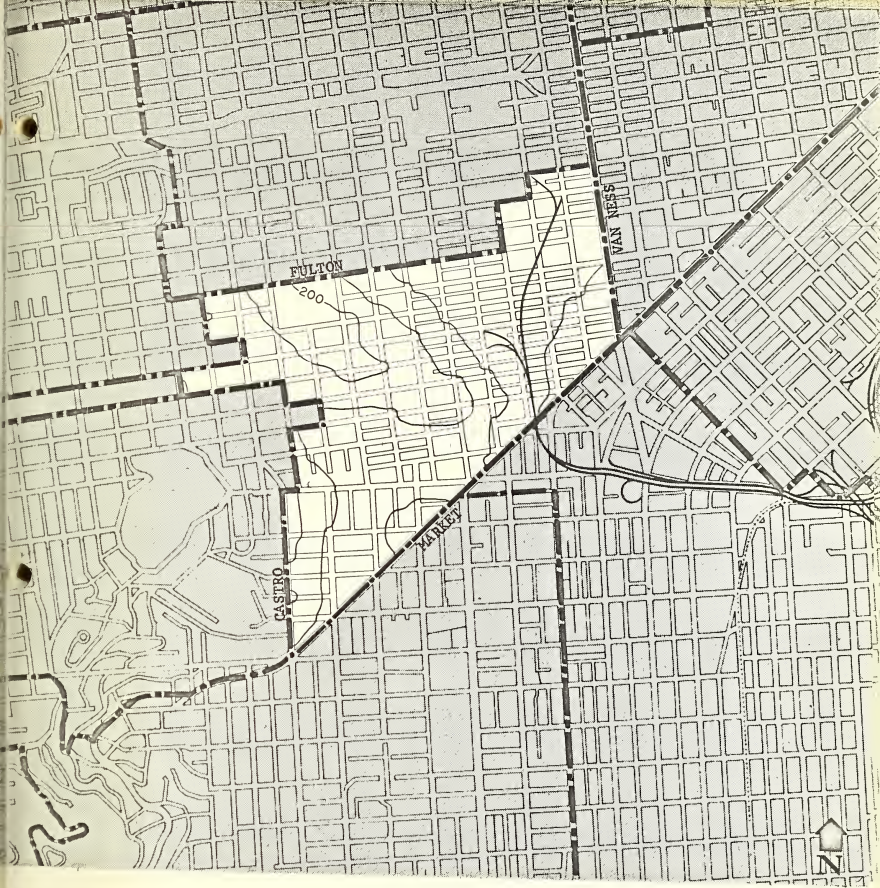
Census Tract	Total Gross Acreage	Total Net Acreage	Residence	Commerce	Industry	Utility	Institution	Recreation Private	Recreation Public	Other Public	Vacant
J 11	68.37	42.72	8.95	13.51	2.76	.04	1.43			15.53	.50
J 12	60.76	39.54	29.62	2.93	3.69		1.98		.61		.71
*J 13	75.66	53.94	25.54	7.77	2.02		.67	12.70		3.87	1.37
J 17	109.90	68.88	37.48	12.26	2.32		3.47			12.33	1.02
J 18	73.76	49.95	29.80	9.70	1.74		8.07			.29	.35
Total	388.45	255.03	131.39	46.17	12.53	.04	15.62	13.31		32.02	3.95
**P.A. 6											

\* Includes part of Tract J-13 which is not in this Programming Area.

\*\* Omits part of Tracts J-9, J-10 and J-16 which are in this Programming Area.







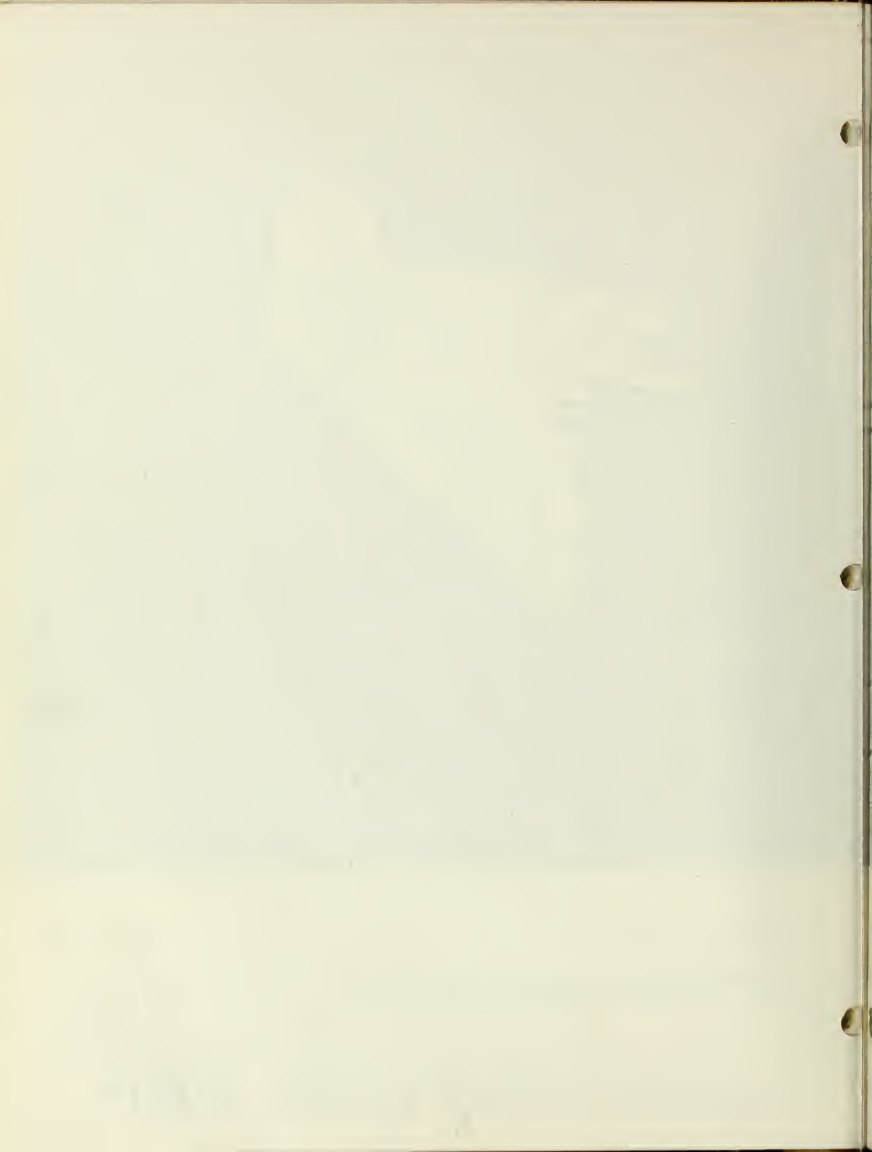
TOPOGRAPHY

Programming Area 6

Source: San Francisco Department of City Planning

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP





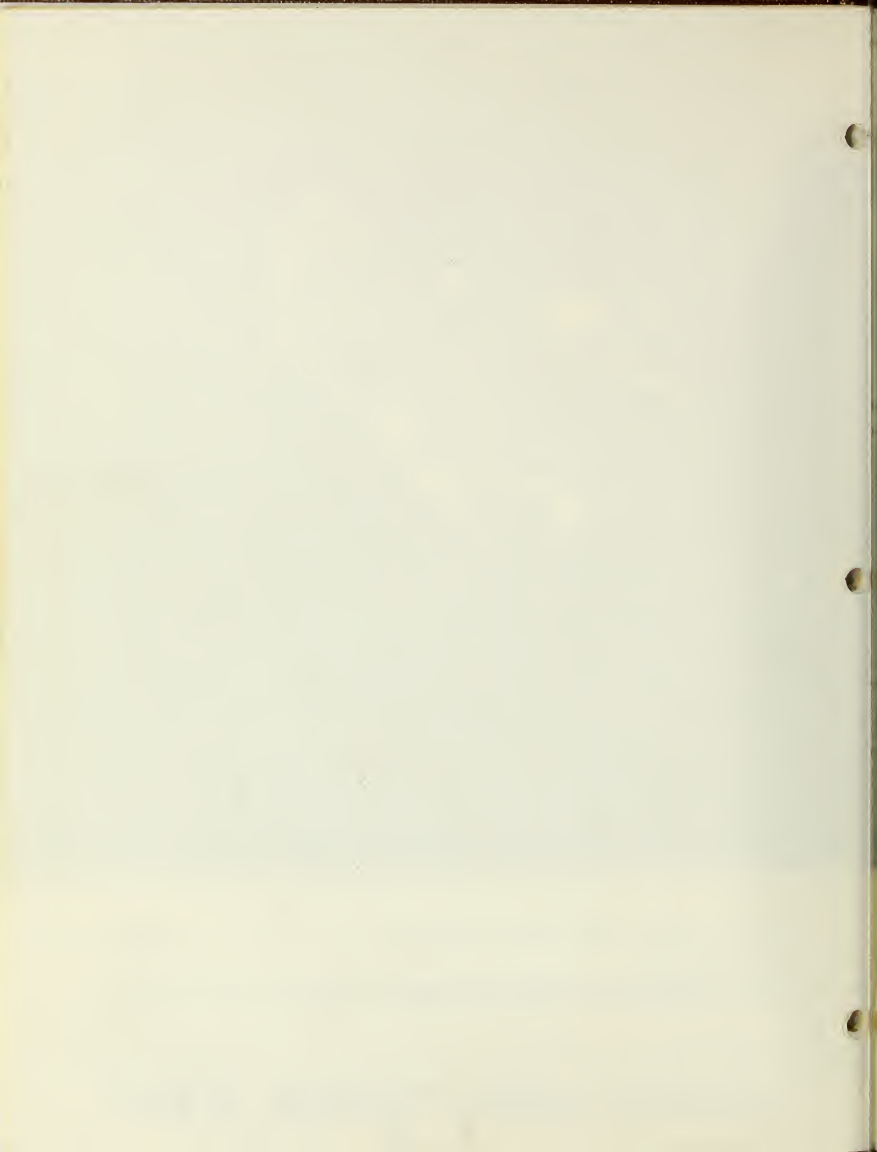
LAND USED FOR RESIDENCE

Programming Area 6

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP







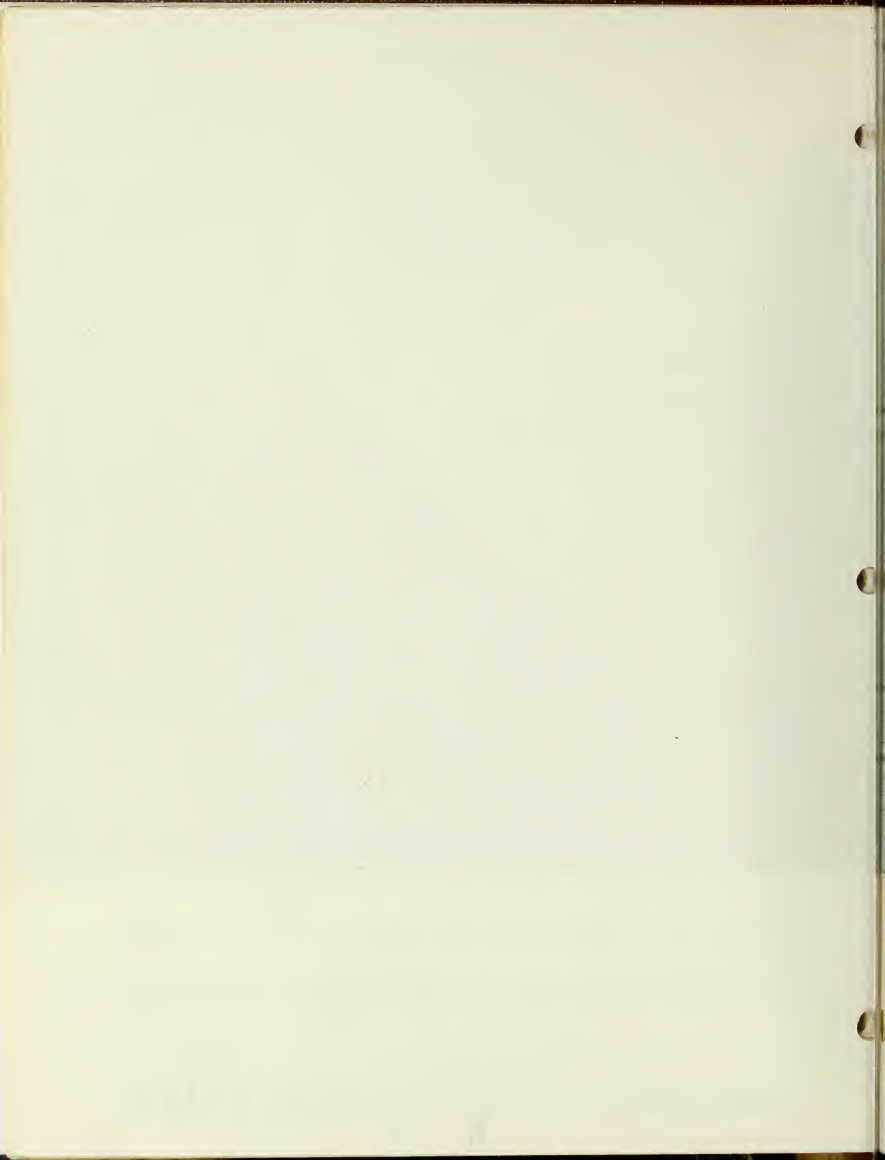
SECONDARY RESIDENTIAL USE

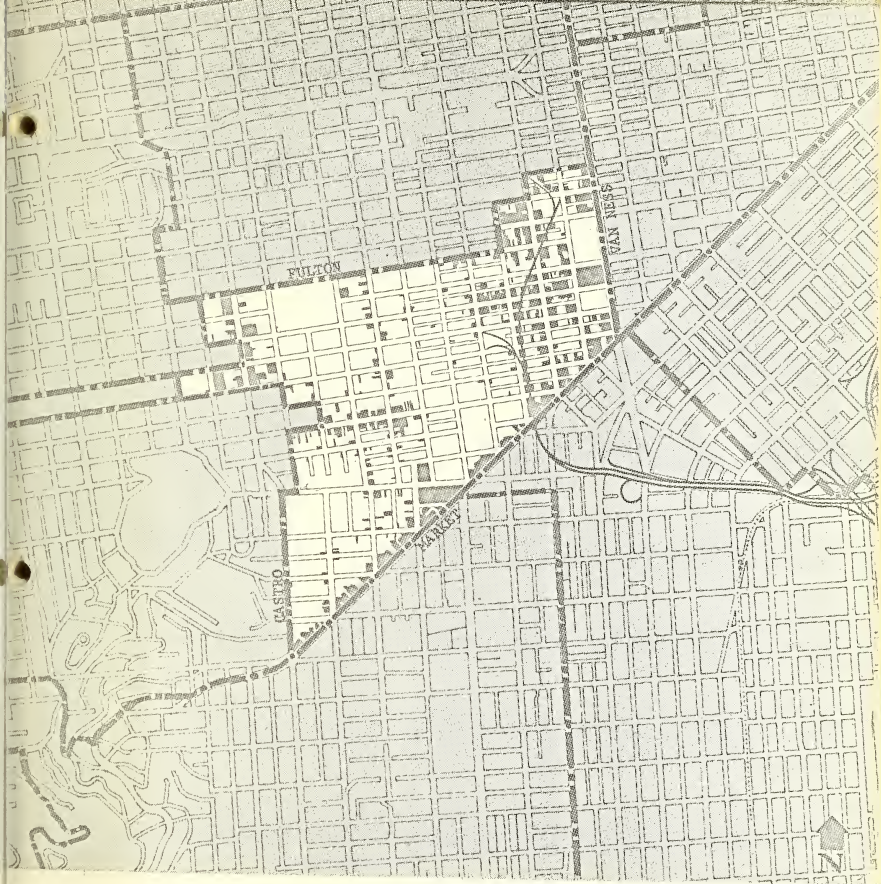
Programming Area 6

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP





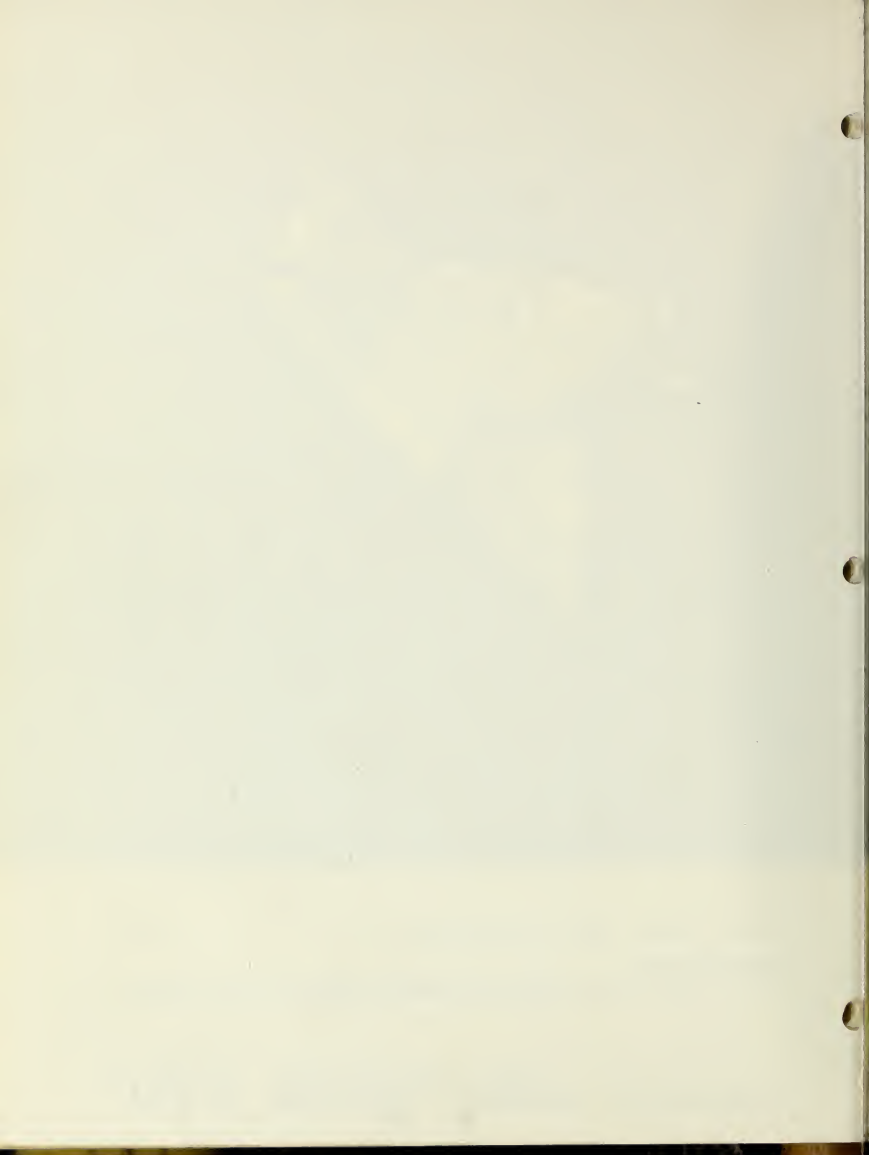
LAND USED FOR COMMERCE

Programming Area 6

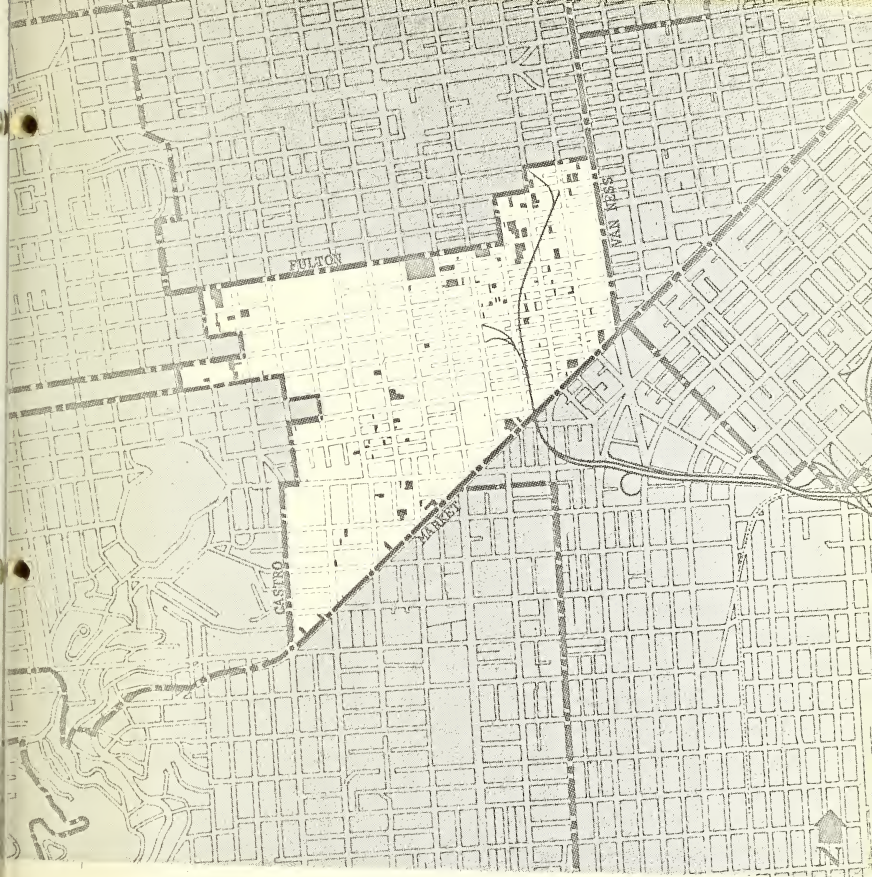
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP







LAND USED FOR INDUSTRY

Programming Area 6

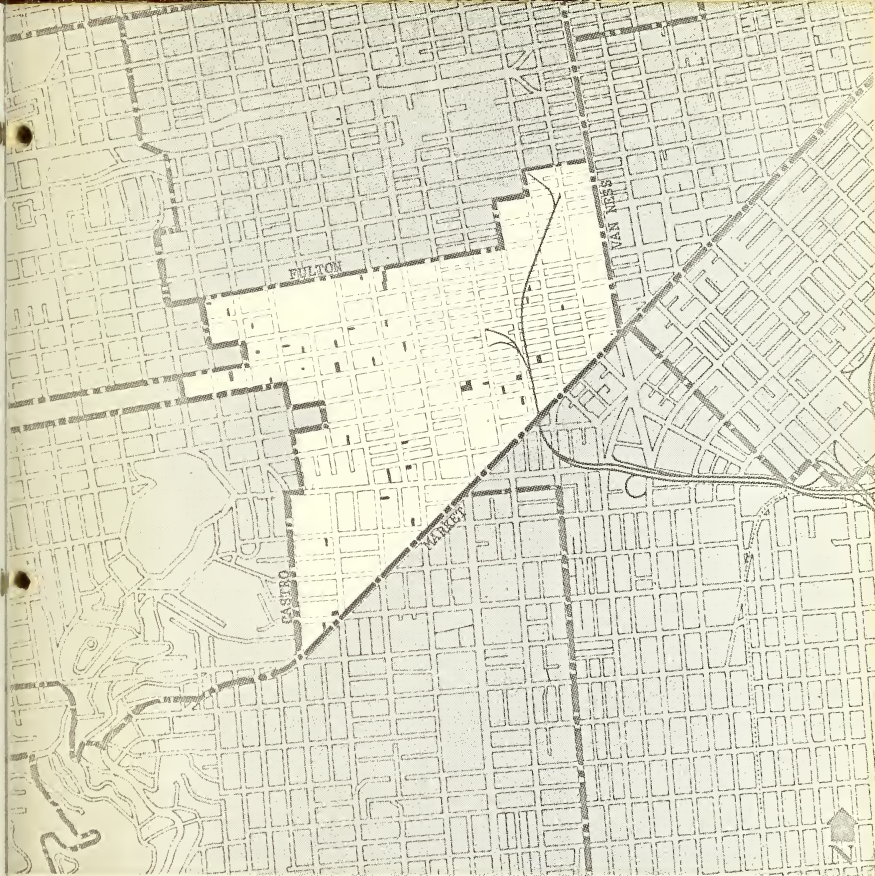
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

6 21

CRP





VACANT LAND

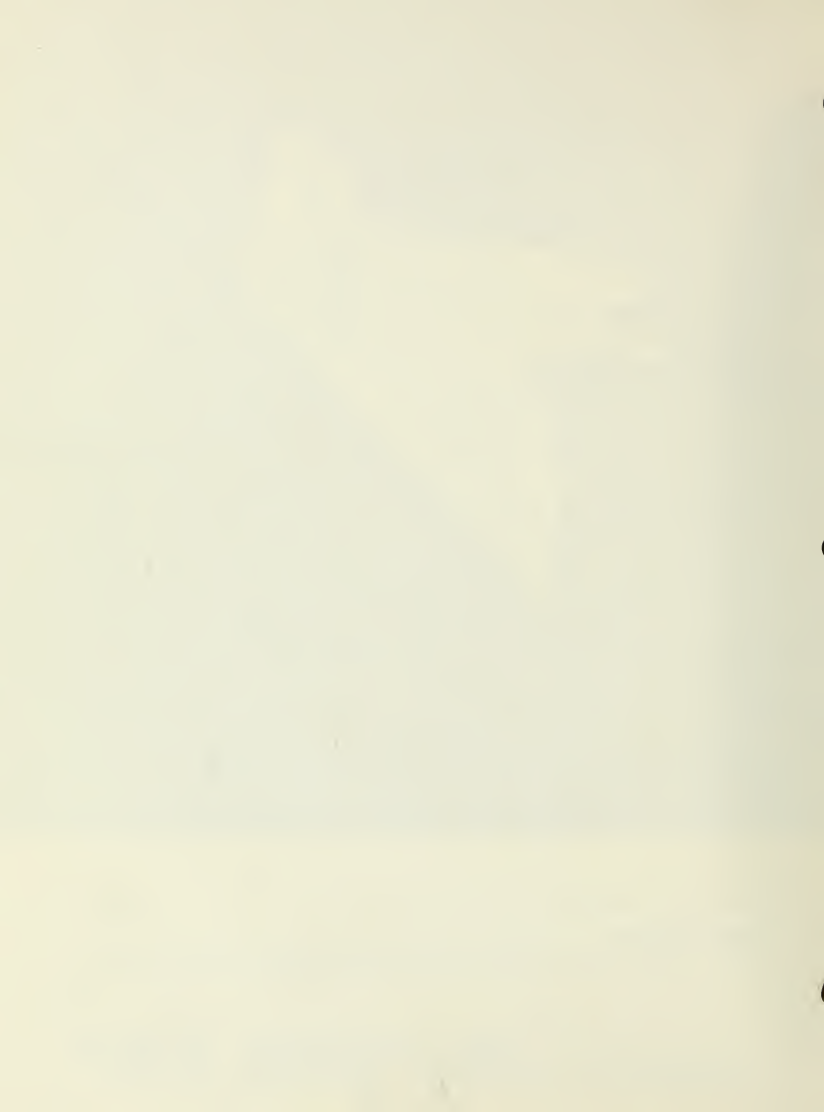
Programming Area 6

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

6 22

CRP



## SECTION 2

### HOUSEHOLDS AND HOUSING COMPOSITION, 1960, BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

Arthur D. Little, Inc.

For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

Arthur D. Little, Inc.



An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.

2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.

3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.

4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.

5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1. above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

Arthur D. Little, Inc.

to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

Attribute	No. of Classes	No. of Classes
	(Census Tape)	(Summary Tables 1-7)
<hr/>		
HOUSEHOLDS		
Size (No. of Persons)	6	5
Type	5	2
Income	15	5
Age of Head	3	3
Race	4	3
<hr/>		
HOUSING UNITS		
Size (No. of Rooms)	7	3
Structure Type	3	3
Rent	11	5
Value	10	5
Age	6	4
Tenure	2	2
Condition	9	3
<hr/>		

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

Arthur D. Little, Inc.



room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

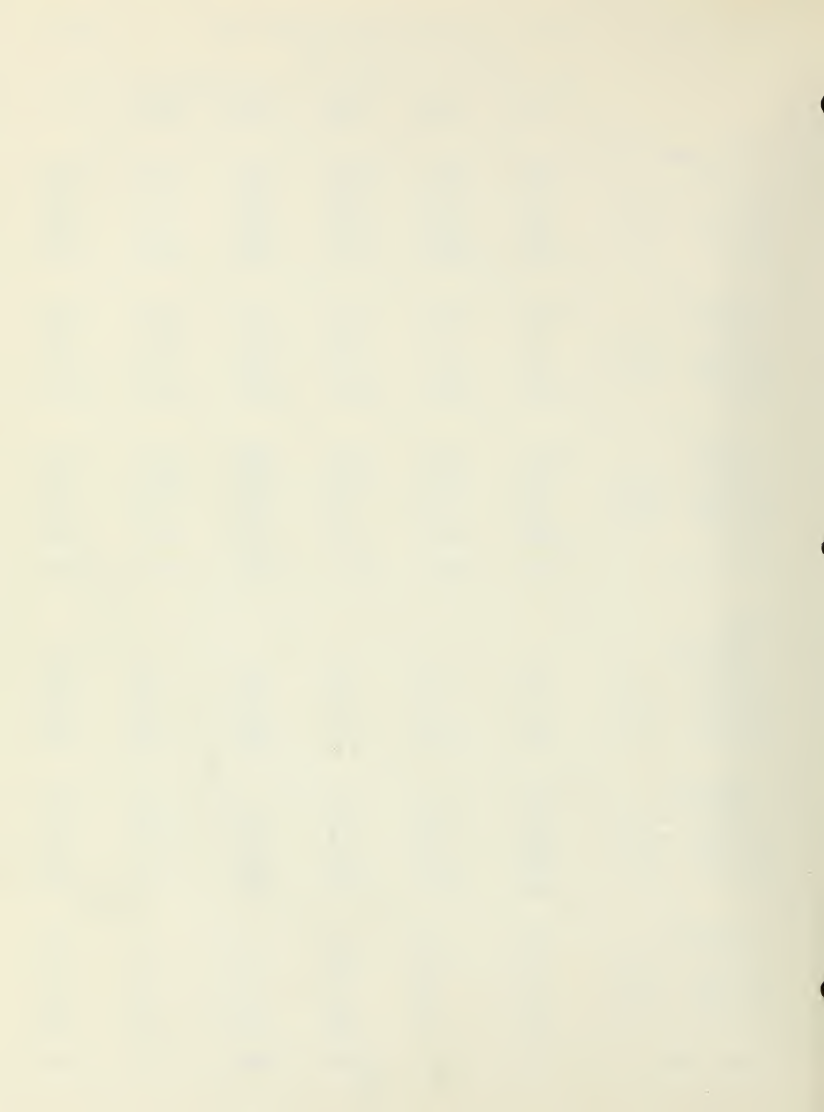
Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

Arthur D. Little, Inc.



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	6885	4364	1405	640	208	13502
2 PERS - NO CH	1931	2496	2926	3891	989	12233
3+PERS - NO CH	192	205	242	572	886	2097
2-4PERS - W/CH	3228	4022	3540	2353	708	13851
5+ PERS - W/CH	862	1444	1603	1276	451	5630
TOTAL	13098	12531	9710	8732	3242	47319
HEAD 35-59						
1 PERSON	16737	11450	4179	2057	958	35381
2 PERS - NO CH	4221	6355	7212	10195	5603	33586
3+PERS - NO CH	467	817	1372	3501	3720	9877
2-4PERS - W/CH	4087	5229	6344	7354	4301	27315
5+ PERS - W/CH	1024	2330	3432	4275	3243	14304
TOTAL	26536	26181	22539	27382	17825	120463
HEAD OVER 60						
1 PERSON	29185	5160	1691	1086	761	37883
2 PERS - NO CH	11502	6512	5431	4763	3500	31708
3+PERS - NO CH	1050	1087	1541	2487	2618	8783
2-4PERS - W/CH	737	506	370	488	442	2549
5+ PERS - W/CH	104	144	110	316	330	1004
TOTAL	42578	13409	9149	9140	7651	81927
GRAND TOTAL	82212	52121	41404	45254	28718	249709
NEGRO						
HEAD UNDER 35						
1 PERSON	850	261	25	11	6	1153
2 PERS - NO CH	380	310	226	153	10	1079
3+PERS - NO CH	56	17	36	66	24	199
2-4PERS - W/CH	1517	559	230	185	24	2515
5+ PERS - W/CH	917	638	275	161	16	2005
TOTAL	3720	1785	790	576	80	6951
HEAD 35-59						
1 PERSON	2088	410	136	5	10	2649
2 PERS - NO CH	973	952	632	513	100	3170
3+PERS - NO CH	128	269	264	312	224	1197
2-4PERS - W/CH	1028	768	586	387	131	2900
5+ PERS - W/CH	765	831	684	595	244	3119
TOTAL	4982	3230	2302	1812	709	13035
HEAD OVER 60						
1 PERSON	741	39	26	5	0	811
2 PERS - NO CH	359	144	108	41	10	662
3+PERS - NO CH	44	52	46	43	15	200
2-4PERS - W/CH	104	48	39	22	0	213
5+ PERS - W/CH	22	26	15	18	22	103
TOTAL	1270	309	234	129	47	1989
GRAND TOTAL	9972	5324	3326	2517	836	21975

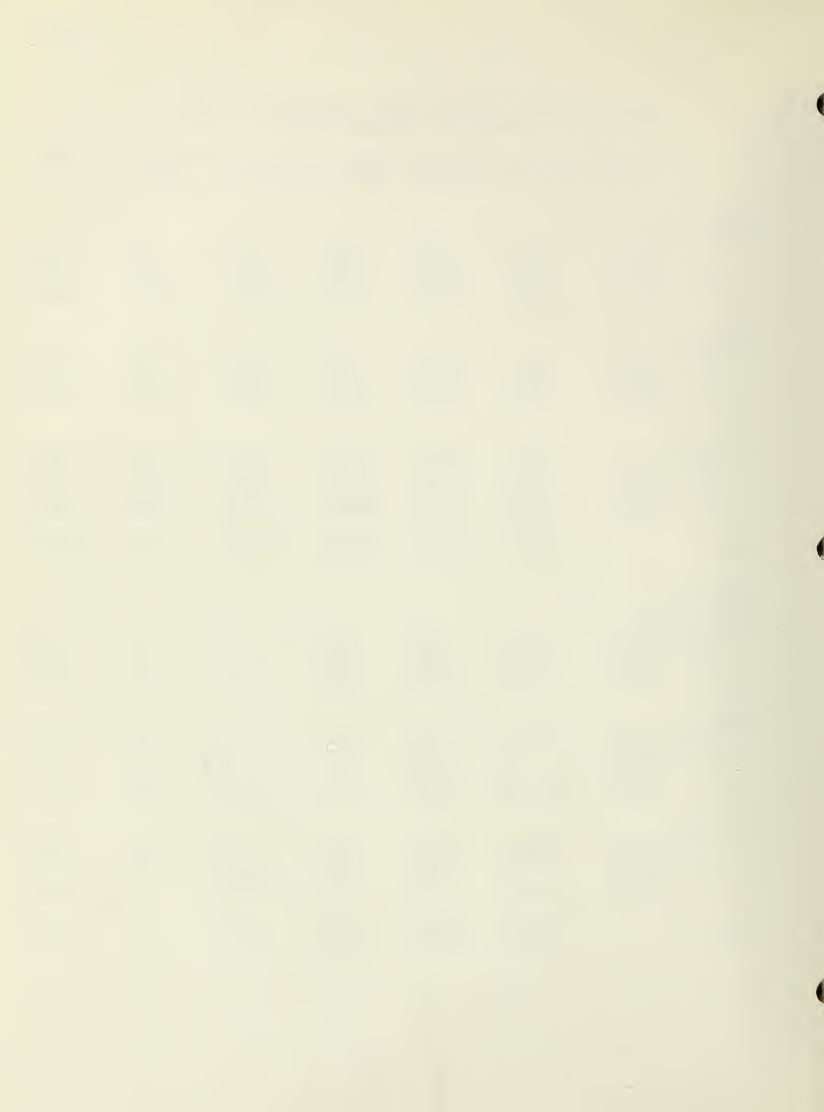


	-----INCOME-----					
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	740	323	67	18	17	1165
2 PERS - NO CH	262	198	198	254	87	999
3+PERS - NO CH	20	19	10	56	48	153
2-4PERS - W/CH	461	423	299	332	50	1565
5+ PERS - W/CH	159	284	161	189	68	861
TOTAL	1642	1247	735	849	270	4743
HEAD 35-59						
1 PERSON	1926	588	151	29	11	2705
2 PERS - NO CH	441	400	264	235	59	1399
3+PERS - NO CH	86	108	186	287	209	876
2-4PERS - W/CH	737	639	546	595	182	2699
5+ PERS - W/CH	596	812	740	821	414	3383
TOTAL	3786	2547	1887	1967	875	11062
HEAD OVER 60						
1 PERSON	1820	75	22	6	0	1923
2 PERS - NO CH	353	179	58	54	10	654
3+PERS - NO CH	63	104	101	169	191	628
2-4PERS - W/CH	104	83	23	26	5	241
5+ PERS - W/CH	0	67	47	69	47	230
TOTAL	2340	508	251	324	253	3676
GRAND TOTAL	7768	4302	2873	3140	1398	19481
TOTAL						
HEAD UNDER 35						
1 PERSON	8475	4948	1497	669	231	15820
2 PERS - NO CH	2573	3004	3350	4298	1086	14311
3+PERS - NO CH	268	241	288	694	958	2449
2-4PERS - W/CH	5206	5004	4069	2870	782	17931
5+ PERS - W/CH	1938	2366	2037	1626	535	8502
TOTAL	18460	15563	11241	10157	3592	59013
HEAD 35-59						
1 PERSON	20751	12448	4466	2091	979	40735
2 PERS - NO CH	5635	7707	8108	10943	5762	38155
3+PERS - NO CH	681	1194	1822	4100	4153	11950
2-4PERS - W/CH	5852	6636	7476	8336	4614	32914
5+ PERS - W/CH	2385	3973	4856	5691	3901	20806
TOTAL	35304	31958	26728	31161	19409	144560
HEAD OVER 60						
1 PERSON	31746	5274	1739	1097	761	40617
2 PERS - NO CH	12214	6835	5597	4858	3520	33024
3+PERS - NO CH	1157	1243	1688	2699	2824	9611
2-4PERS - W/CH	945	637	438	536	447	3003
5+ PERS - W/CH	126	237	172	403	399	1337
TOTAL	46188	14226	9634	9593	7951	87592
GRAND TOTAL	99952	61747	47603	50911	30952	291165



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	259	876	321	82	20	1558
3-4 ROOMS	666	3845	3564	1991	202	10268
5+ ROOMS	807	2552	3834	3374	1097	11664
TOTAL	1732	7273	7719	5447	1319	23490
2-4 UNITS						
1-2 ROOMS	499	2100	676	162	20	3457
3-4 ROOMS	1160	10021	7999	2500	491	22171
5+ ROOMS	790	4642	7601	4292	1377	18702
TOTAL	2449	16763	16276	6954	1888	44330
5+ UNITS						
1-2 ROOMS	2263	20115	11619	1529	439	35965
3-4 ROOMS	2350	13901	15447	9334	2529	43561
5+ ROOMS	414	2077	1739	1250	1771	7251
TOTAL	5027	36093	28805	12113	4739	86777
TOTAL	9208	60129	52800	24514	7946	154597
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	222	144	26	5	0	397
3-4 ROOMS	100	696	226	17	0	1039
5+ ROOMS	63	401	290	107	0	861
TOTAL	385	1241	542	129	0	2297
2-4 UNITS						
1-2 ROOMS	777	648	86	4	0	1515
3-4 ROOMS	371	2247	561	30	15	3224
5+ ROOMS	92	670	794	81	6	1643
TOTAL	1240	3565	1441	115	21	6382
5+ UNITS						
1-2 ROOMS	13092	7247	1067	90	36	21532
3-4 ROOMS	416	1661	440	42	24	2583
5+ ROOMS	54	174	209	57	9	503
TOTAL	13562	9082	1716	189	69	24618
TOTAL	15187	13888	3699	433	90	33297





(NUMBER OF HOUSING UNITS)

----- RENT -----						TOTAL	
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+			
CONDITION 4							
SINGLE FAMILY							
1-2 ROOMS	154	53	5	5	0	217	
3-4 ROOMS	58	173	26	5	5	267	
5+ ROOMS	5	96	26	12	3	142	
TOTAL	217	322	57	22	8	626	
2-4 UNITS							
1-2 ROOMS	305	212	15	0	5	537	
3-4 ROOMS	113	417	87	15	4	636	
5+ ROOMS	20	145	113	18	0	296	
TOTAL	438	774	215	33	9	1469	
5+ UNITS							
1-2 ROOMS	7370	1373	65	5	21	8834	
3-4 ROOMS	178	553	71	12	3	817	
5+ ROOMS	27	61	37	11	6	142	
TOTAL	7575	1987	173	28	30	9793	
TOTAL	8230	3083	445	83	47	11888	
TOTALS							
SINGLE FAMILY							
1-2 ROOMS	635	1073	352	92	20	2172	
3-4 ROOMS	824	4714	3816	2013	207	11574	
5+ ROOMS	875	3049	4150	3493	1100	12667	
TOTAL	2334	8836	8318	5598	1327	26413	
2-4 UNITS							
1-2 ROOMS	1581	2960	777	166	25	5509	
3-4 ROOMS	1644	12685	8647	2545	510	26031	
5+ ROOMS	902	5457	8508	4391	1383	20641	
TOTAL	4127	21102	17932	7102	1916	52181	
5+ UNITS							
1-2 ROOMS	22725	28735	12751	1624	496	66331	
3-4 ROOMS	2944	16115	15958	9388	2556	46961	
5+ ROOMS	495	2312	1985	1318	1786	7896	
TOTAL	26164	47162	30694	12330	4838	121188	
TOTAL	32625	77100	56944	25030	8083	199782	



## TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

-----VALUE-----						
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	TOTAL
CONDITION 1-2						
1-2 ROOMS	20	36	24	31	28	139
3-4 ROOMS	1570	4729	2616	520	402	9837
5+ ROOMS	2321	15898	26264	12884	12046	69413
TOTAL	3911	20663	28904	13435	12476	79389
CONDITION 3						
1-2 ROOMS	5	5	5	4	0	19
3-4 ROOMS	284	231	63	27	5	610
5+ ROOMS	355	766	303	82	45	1551
TOTAL	644	1002	371	113	50	2180
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	110	16	0	0	0	126
5+ ROOMS	58	58	10	0	0	126
TOTAL	173	74	10	0	0	257
TOTAL						
1-2 ROOMS	30	41	29	35	28	163
3-4 ROOMS	1964	4976	2679	547	407	10573
5+ ROOMS	2734	16722	26977	12966	12091	71090
TOTAL	4728	21739	29285	13548	12526	81826
GRAND TOTAL	9456	43478	58570	27096	25052	163652

\*\* DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS  
CONDITION BY AGE  
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS  
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	167503

\*\* = INDETERMINATE. 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING  
(CONDITION 3 OR 4)  
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	17357	3622	1072	386	92	22529
2 PERS - NO CH	1699	984	632	438	98	3851
3+PERS - NO CH	121	115	194	284	182	896
2-4PERS - W/CH	1097	872	457	392	140	2958
5+ PERS - W/CH	340	466	468	311	96	1681
TOTAL	20614	6059	2826	1611	608	31915
NEGRO						
1 PERSON	2167	266	64	6	6	2509
2 PERS - NO CH	584	333	198	62	21	1216
3+PERS - NO CH	75	78	113	80	39	385
2-4PERS - W/CH	799	332	142	62	5	1340
5+ PERS - W/CH	397	288	221	134	77	1117
TOTAL	4022	1297	736	364	148	6569
OTHER RACES						
1 PERSON	3507	425	117	17	0	4066
2 PERS - NO CH	399	171	167	75	6	758
3+PERS - NO CH	11	38	70	85	54	258
2-4PERS - W/CH	319	175	99	40	5	638
5+ PERS - W/CH	92	194	113	79	49	527
TOTAL	4328	1003	500	296	114	6247
ALL RACES						
1 PERSON	23031	4313	1253	409	98	29104
2 PERS - NO CH	2682	1488	937	595	125	5827
3+PERS - NO CH	207	231	377	449	275	1539
2-4PERS - W/CH	2215	1379	698	494	150	4936
5+ PERS - W/CH	829	948	802	524	222	3325
TOTAL	28964	8359	4067	2471	870	44731





## TOTAL CITY

TABLE 7 RENT PAID BY INCOME  
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
			NO CH	NO CH	W/CH	W/CH	
\$0-1999	LT \$ 4	12719	806	49	376	113	14063
	GT \$ 4	16383	3602	280	3389	890	24544
\$2-2999	LT \$ 4	3348	441	21	222	111	4143
	\$ 40- 6	3301	1066	52	799	399	5617
	GT \$ 6	4439	1878	188	1307	434	8246
\$3-3999	LT \$ 6	5667	1802	179	1352	736	9736
	\$ 60- 8	3736	1483	150	1167	585	7121
	GT \$ 8	2221	1075	160	928	300	4684
\$4-4999	LT \$ 8	8964	3574	290	2927	1576	17331
	\$ 80-10	1883	864	60	620	298	3731
	GT \$10	921	784	131	370	188	2394
\$5-5999	LT \$10	7337	4913	575	3693	1956	18474
	\$100-12	469	467	72	414	113	1535
	GT \$12	414	435	109	240	123	1321
\$6-6999	LT \$12	3960	4830	695	3370	1791	14646
	\$120-14	111	85	27	39	14	276
	GT \$14	273	388	69	193	122	1045
\$7-7999	LT \$14	2145	4369	746	2534	1108	16902
	GT \$14	164	309	55	135	68	731
\$8-8999	LT \$15	87	136	45	55	24	347
	GT \$15	1163	3622	678	1859	1032	8354
\$9-9999	LT \$15	56	142	61	67	10	336
	GT \$15	788	3099	603	1350	793	6723
GT10000	LT \$15	597	2125	897	470	240	4329
	GT \$15	1995	7479	2958	2777	1665	16874
TOTAL		83141	49774	9246	30653	14689	187503



# SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: CITY TOTAL

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	99	1370	365	217	2051	
4	SF/Rent/3-4	2474	8587	1058	277	12,396	
6	SF/Rent/5-6	3761	6411	732	121	11025	
8	SF/Rent/7+	1564	1349	123	25	3061	28533
3	SF/Own/1-4	3072	6819	652	163	10706	
5	SF/Own/5-6	31,803	24584	1348	130	57865	
7	SF/Own/7+	10,237	2577	303	28	13145	81,716
12	2-4/Rent/1	225	837	722	234	2018	
14	2-4/Rent/2	266	2908	838	354	4366	
16	2-4/Rent/3-4	2884	18999	3209	631	25723	
18	2-4/Rent/5-6	4650	11938	1451	225	18264	
20	2-4/Rent/7+	1214	932	189	71	2406	52777
15	2-4/Own/1-4	1035	3214	424	62	4735	
17	2-4/Own/5-6	2136	6736	536	195	10203	
19	2-4/Own/7+	544	1388	115	12	2059	16997
22	5+/Rent/1	462	8657	17576	6819	33514	
24	5+/Rent/2	1154	25794	4026	2073	32997	
26	5+/Rent/3-4	8809	30488	2649	854	43800	
28	5+/Rent/5-6	2529	3602	470	149	6750	
30	5+/Rent/7+	382	513	109	27	1031	118,092
25	Pub.Hsng/3-4	152	4689	45	0	4886	
27	Pub.Hsng/5-6	130	1648	30	0	1808	
29	Pub.Hsng/7+	5	30	0	0	35	6729
Total		81,137	174,070	36,970	12,667		304844



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	315	139	65	10	0	529
2 PERS - NO CH	153	158	145	81	5	542
3+PERS - NO CH	17	0	10	25	27	79
2-4PERS - W/CH	137	117	81	51	0	386
5+ PERS - W/CH	52	52	38	10	5	157
TOTAL	674	466	339	177	37	1693
HEAD 35-59						
1 PERSON	943	593	223	50	0	1809
2 PERS - NO CH	262	279	265	160	18	984
3+PERS - NO CH	15	20	68	90	23	216
2-4PERS - W/CH	150	115	97	65	4	431
5+ PERS - W/CH	63	77	50	47	11	248
TOTAL	1433	1084	703	412	56	3688
HEAD OVER 60						
1 PERSON	1754	256	92	23	4	2129
2 PERS - NO CH	483	255	134	99	42	1013
3+PERS - NO CH	35	29	48	23	28	163
2-4PERS - W/CH	29	10	0	0	0	39
5+ PERS - W/CH	4	0	5	4	5	18
TOTAL	2305	550	279	149	79	3362
GRAND TOTAL	4412	2100	1321	738	172	8743
NEGRO						
HEAD UNDER 35						
1 PERSON	103	67	5	0	0	175
2 PERS - NO CH	54	46	37	21	0	158
3+PERS - NO CH	16	0	0	10	5	31
2-4PERS - W/CH	169	66	45	10	5	295
5+ PERS - W/CH	70	39	15	10	5	139
TOTAL	412	218	102	51	15	798
HEAD 35-59						
1 PERSON	271	51	0	0	0	322
2 PERS - NO CH	172	152	108	51	10	493
3+PERS - NO CH	20	33	41	25	16	135
2-4PERS - W/CH	75	76	55	32	9	247
5+ PERS - W/CH	82	53	62	52	16	265
TOTAL	620	365	266	160	51	1462
HEAD OVER 60						
1 PERSON	79	5	5	0	0	89
2 PERS - NO CH	15	11	13	5	0	44
3+PERS - NO CH	11	12	5	15	0	43
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	110	28	23	20	0	181
GRAND TOTAL	1142	611	391	231	66	2441



	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	21	20	5	0	0	46
2 PERS - NO CH	10	16	27	15	5	73
3+PERS - NO CH	5	0	5	0	0	10
2-4PERS - W/CH	39	15	5	14	0	73
5+ PERS - W/CH	6	0	0	0	0	6
TOTAL	81	51	42	29	5	208
HEAD 35-59						
1 PERSON	21	18	28	0	0	67
2 PERS - NO CH	31	22	20	0	0	73
3+PERS - NO CH	0	0	15	11	0	26
2-4PERS - W/CH	25	32	14	30	0	101
5+ PERS - W/CH	21	10	10	15	12	68
TOTAL	98	82	87	56	12	335
HEAD OVER 60						
1 PERSON	10	0	0	0	0	10
2 PERS - NO CH	0	5	0	0	0	5
3+PERS - NO CH	0	6	6	0	0	12
2-4PERS - W/CH	0	0	0	10	0	10
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	10	16	6	10	0	42
GRAND TOTAL	189	149	135	95	17	585
TOTAL						
HEAD UNDER 35						
1 PERSON	439	226	75	10	0	750
2 PERS - NO CH	217	220	209	117	10	773
3+PERS - NO CH	38	0	15	35	32	120
2-4PERS - W/CH	343	198	131	75	5	754
5+ PERS - W/CH	128	91	53	20	10	302
TOTAL	1167	735	483	257	57	2699
HEAD 35-59						
1 PERSON	1235	662	251	50	0	2198
2 PERS - NO CH	465	453	393	211	28	1550
3+PERS - NO CH	35	53	124	126	39	377
2-4PERS - W/CH	250	223	166	127	13	779
5+ PERS - W/CH	166	140	122	114	39	581
TOTAL	2151	1531	1056	628	119	5485
HEAD OVER 60						
1 PERSON	1843	261	97	23	4	2228
2 PERS - NO CH	498	271	147	104	42	1062
3+PERS - NO CH	46	47	59	38	28	218
2-4PERS - W/CH	34	10	0	10	0	54
5+ PERS - W/CH	4	5	5	4	5	23
TOTAL	2425	594	308	179	79	3585
GRAND TOTAL	5743	2860	1847	1064	255	11769





TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	10	31	0	0	0	41
3-4 ROOMS	20	151	36	0	0	207
5+ ROOMS	0	107	141	25	0	273
TOTAL	30	289	177	25	0	521
2-4 UNITS						
1-2 ROOMS	32	175	11	0	0	218
3-4 ROOMS	77	751	293	32	5	1158
5+ ROOMS	16	442	347	42	15	862
TOTAL	125	1368	651	74	20	2238
5+ UNITS						
1-2 ROOMS	240	1787	481	6	0	2514
3-4 ROOMS	139	1275	934	81	10	2439
5+ ROOMS	41	75	143	20	11	290
TOTAL	420	3137	1558	107	21	5243
TOTAL	575	4794	2386	206	41	8002
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	24	5	0	0	0	29
3-4 ROOMS	15	41	16	0	0	72
5+ ROOMS	4	20	31	10	0	65
TOTAL	43	66	47	10	0	166
2-4 UNITS						
1-2 ROOMS	126	95	5	0	0	226
3-4 ROOMS	60	284	71	0	0	415
5+ ROOMS	16	79	86	0	0	181
TOTAL	202	458	162	0	0	822
5+ UNITS						
1-2 ROOMS	665	313	20	0	0	998
3-4 ROOMS	63	214	44	0	0	321
5+ ROOMS	6	5	24	10	0	45
TOTAL	734	532	88	10	0	1364
TOTAL	979	1056	297	20	0	2352



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	5	10	0	0	0	15
5+ ROOMS	0	5	0	0	0	5
TOTAL	10	15	0	0	0	25
2-4 UNITS						
1-2 ROOMS	32	15	0	0	5	52
3-4 ROOMS	15	42	0	0	0	57
5+ ROOMS	5	10	5	0	0	20
TOTAL	52	67	5	0	5	129
5+ UNITS						
1-2 ROOMS	500	191	5	0	5	701
3-4 ROOMS	21	51	20	0	0	92
5+ ROOMS	0	0	0	0	0	0
TOTAL	521	242	25	0	5	793
TOTAL	583	324	30	0	10	947
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	39	36	0	0	0	75
3-4 ROOMS	40	202	52	0	0	294
5+ ROOMS	4	132	172	35	0	343
TOTAL	83	370	224	35	0	712
2-4 UNITS						
1-2 ROOMS	190	285	16	0	5	496
3-4 ROOMS	152	1077	364	32	5	1630
5+ ROOMS	37	531	438	42	15	1063
TOTAL	379	1893	818	74	25	3189
5+ UNITS						
1-2 ROOMS	1405	2291	506	6	5	4213
3-4 ROOMS	223	1540	998	81	10	2852
5+ ROOMS	47	80	167	30	11	335
TOTAL	1675	3911	1671	117	26	7400
TOTAL	2137	6174	2713	226	51	11301



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	4	5	0	9
3-4 ROOMS	9	0	11	0	0	20
5+ ROOMS	8	101	55	28	25	217
TOTAL	17	101	70	33	25	246
CONDITION 3						
1-2 ROOMS	0	0	0	4	0	4
3-4 ROOMS	0	0	5	0	0	5
5+ ROOMS	4	25	10	0	0	39
TOTAL	4	25	15	4	0	48
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	4	9	0	13
3-4 ROOMS	9	0	16	0	0	25
5+ ROOMS	12	126	65	28	25	256
TOTAL	21	126	85	37	25	294
GRAND TOTAL	42	252	170	74	50	588

\*\* DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

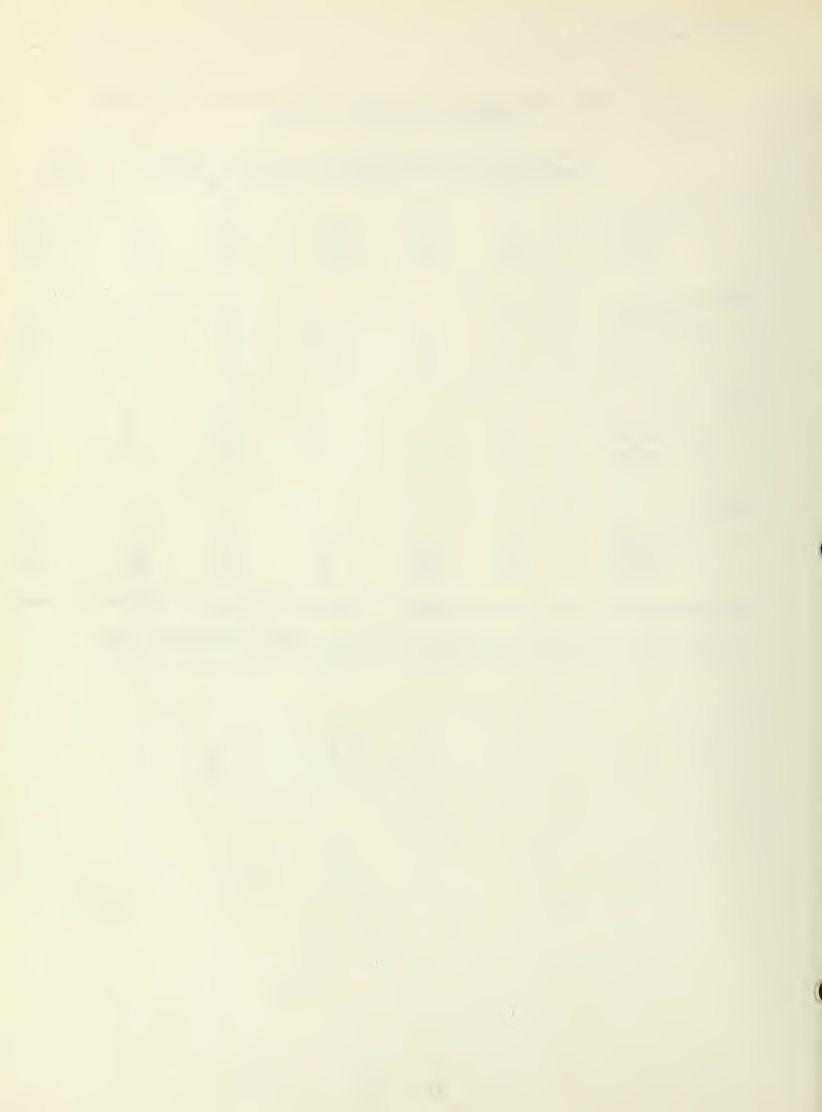


TABLE 4 RENTAL HOUSING UNITS  
CONDITION BY AGE  
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	6408	1400	80	114	8002
CONDITION 3	2197	116	34	5	2352
CONDITION 4	930	12	5	0	947
ALL CONDITIONS	9535	1528	119	119	11301

TABLE 5 RENTAL HOUSING UNITS  
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	3760	3266	528	63	7617
CONDITION 3	722	1181	229	15	2147
CONDITION 4	274	512	66	0	852
ALL CONDITIONS	4756	4959	823	78	10616

\*\* = INDETERMINATE. 6+PEOPLE, 7+ROOMS.





TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING  
(CONDITION 3 OR 4)  
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	1225	268	76	10	0	1579
2 PERS - NO CH	147	79	42	15	0	283
3+PERS - NO CH	21	10	11	27	4	73
2-4PERS - W/CH	78	40	19	0	0	137
5+ PERS - W/CH	26	21	5	15	0	67
TOTAL	1497	418	153	67	4	2139
NEGRO						
1 PERSON	207	21	5	0	0	233
2 PERS - NO CH	103	82	35	5	10	235
3+PERS - NO CH	15	16	4	20	5	62
2-4PERS - W/CH	151	64	15	11	5	246
5+ PERS - W/CH	54	49	34	21	16	174
TOTAL	530	234	93	57	36	950
OTHER RACES						
1 PERSON	21	5	18	0	0	44
2 PERS - NO CH	10	0	4	0	0	14
3+PERS - NO CH	0	0	10	0	0	10
2-4PERS - W/CH	10	0	0	5	0	15
5+ PERS - W/CH	5	0	0	0	0	5
TOTAL	46	5	32	5	0	88
ALL RACES						
1 PERSON	1453	294	99	10	0	1856
2 PERS - NO CH	260	161	81	20	10	532
3+PERS - NO CH	36	28	25	47	9	145
2-4PERS - W/CH	239	104	34	16	5	398
5+ PERS - W/CH	85	70	39	36	16	246
TOTAL	2073	657	278	129	40	3177
GRAND TOTAL	4146	1314	556	258	80	6354



TABLE 7 RENT PAID BY INCOME  
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	3-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	846	59	5	28	11	949
	GT \$ 4	1140	248	32	255	76	1751
\$2-2999	LT \$ 4	213	30	0	0	5	248
	\$ 40- 6	255	122	0	52	11	440
	GT \$ 6	217	136	25	102	35	515
\$3-3999	LT \$ 6	393	227	26	95	31	772
	\$ 60- 8	228	201	21	65	46	561
	GT \$ 8	45	30	0	5	52	132
\$4-4999	LT \$ 8	575	410	31	214	86	1316
	\$ 80-10	55	37	0	26	30	148
	GT \$10	10	0	0	0	0	10
\$5-5999	LT \$10	448	373	35	141	83	1080
	\$100-12	6	11	0	0	0	17
	GT \$12	11	15	0	0	5	31
\$6-6999	LT \$12	293	396	71	196	63	1019
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	124	236	76	67	62	565
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	30	194	67	89	36	416
\$9-9999	LT \$15	0	5	0	0	0	5
	GT \$15	11	103	20	41	21	196
GT10000	LT \$15	0	0	21	0	5	26
	GT \$15	30	140	127	40	82	419
TOTAL		4930	2973	557	1416	740	10616



SAN FRANCISCO HOUSING INVENTORY

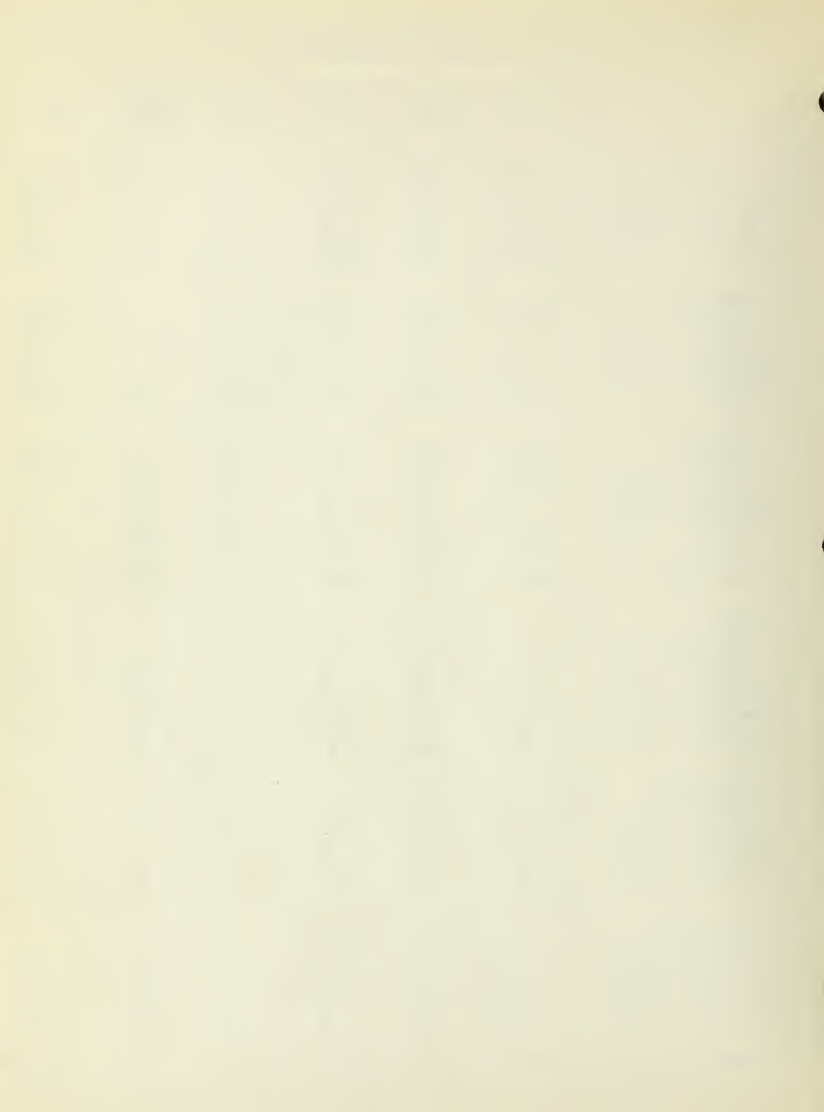
1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: 6

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	0	41	29	5	75	712
4	SF/Rent/3-4	0	207	72	15	294	
6	SF/Rent/5-6	15	210	55	5	285	
8	SF/Rent/7+	10	38	10	0	58	
3	SF/Own/1-4	20	27	13	0	60	337
5	SF/Own/5-6	26	118	15	0	159	
7	SF/Own/7+	51	43	24	0	118	
12	2-4/Rent/1	0	26	73	26	125	
14	2-4/Rent/2	0	192	153	26	371	3189
16	2-4/Rent/3-4	37	1121	415	57	1630	
18	2-4/Rent/5-6	41	749	151	20	961	
20	2-4/Rent/7+	16	56	30	0	102	
15	2-4/Own/1-4	10	143	45	0	198	591
17	2-4/Own/5-6	28	256	30	0	314	
19	2-4/Own/7+	0	71	4	4	79	
22	5+/Rent/1	0	305	642	423	1370	
24	5+/Rent/2	5	2230	360	278	2873	7625
26	5+/Rent/3-4	69	2487	326	92	2974	
28	5+/Rent/5-6	22	260	39	6	327	
30	5+/Rent/7+	0	47	34	0	81	
25	Pub.Hsng/3-4	0	0	0	0	0	0
27	Pub.Hsng/5-6	0	0	0	0	0	
29	Pub.Hsng/7+	0	0	0	0	0	
Total		350	8627	2520	957		12454



	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	117	36	20	0	0	173
2 PERS - NO CH	50	26	54	26	0	156
3+PERS - NO CH	6	0	5	0	10	21
2-4PERS - W/CH	20	10	26	15	0	71
5+ PERS - W/CH	10	11	16	5	0	42
TOTAL	203	83	121	46	10	463
HEAD 35-59						
1 PERSON	452	247	91	36	0	826
2 PERS - NO CH	85	111	66	42	5	309
3+PERS - NO CH	0	5	11	15	0	31
2-4PERS - W/CH	26	24	11	15	4	80
5+ PERS - W/CH	5	9	6	0	6	26
TOTAL	568	396	185	108	15	1272
HEAD OVER 60						
1 PERSON	748	118	60	5	0	931
2 PERS - NO CH	116	84	22	30	21	273
3+PERS - NO CH	20	10	0	0	5	35
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	889	212	82	35	26	1244
GRAND TOTAL	1660	691	388	189	51	2979
NEGRO						
HEAD UNDER 35						
1 PERSON	10	11	0	0	0	21
2 PERS - NO CH	10	5	0	0	0	15
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	25	10	5	0	0	40
5+ PERS - W/CH	10	0	0	0	0	10
TOTAL	55	26	5	0	0	86
HEAD 35-59						
1 PERSON	32	0	0	0	0	32
2 PERS - NO CH	4	5	24	0	0	33
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	5	12	5	0	4	26
5+ PERS - W/CH	10	5	6	0	5	26
TOTAL	56	22	35	0	9	122
HEAD OVER 60						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
GRAND TOTAL	116	48	40	0	9	213





	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	5	5	0	0	0	10
2 PERS - NO CH	0	6	11	0	0	17
3+PERS - NO CH	0	0	0	0	0	0
1-4PERS - W/CH	4	0	0	0	0	4
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	9	11	11	0	0	31
HEAD 35-59						
1 PERSON	16	14	23	0	0	53
2 PERS - NO CH	5	7	9	0	0	21
3+PERS - NO CH	0	0	0	0	0	0
1-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	5	5	0	10
TOTAL	21	21	37	5	0	84
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
1-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	30	32	48	5	0	115
TOTAL						
HEAD UNDER 35						
1 PERSON	132	52	20	0	0	204
2 PERS - NO CH	60	37	65	26	0	188
3+PERS - NO CH	6	0	5	0	10	21
1-4PERS - W/CH	49	20	31	15	0	115
5+ PERS - W/CH	20	11	16	5	0	52
TOTAL	267	120	137	46	10	580
HEAD 35-59						
1 PERSON	500	261	114	36	0	911
2 PERS - NO CH	94	123	99	42	5	363
3+PERS - NO CH	5	5	11	15	0	36
1-4PERS - W/CH	31	36	16	15	8	106
5+ PERS - W/CH	15	14	17	5	11	62
TOTAL	645	439	257	113	24	1478
HEAD OVER 60						
1 PERSON	753	118	60	5	0	936
2 PERS - NO CH	116	84	22	30	21	273
3+PERS - NO CH	20	10	0	0	5	35
1-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	894	212	82	35	26	1249
GRAND TOTAL	1806	771	476	194	60	3307

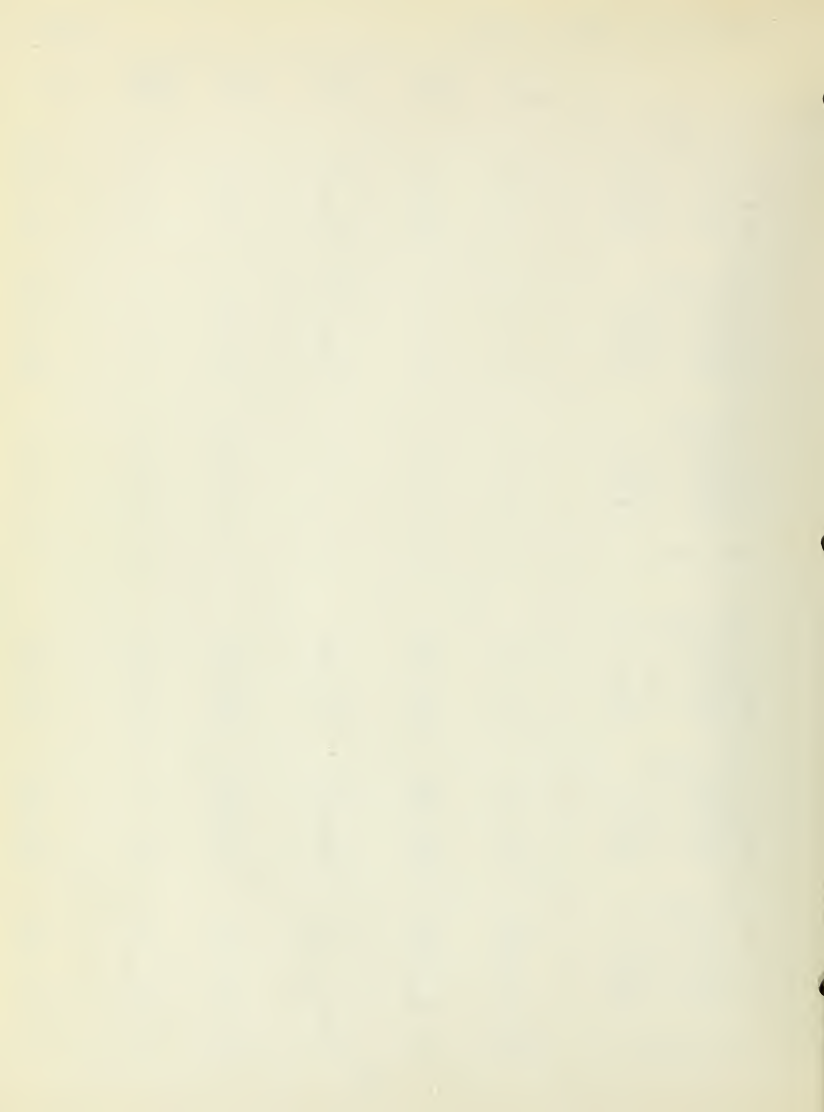


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	10	5	0	0	0	15
3-4 ROOMS	10	41	5	0	0	56
5+ ROOMS	0	30	30	0	0	60
TOTAL	20	76	35	0	0	131
2-4 UNITS						
1-2 ROOMS	16	48	0	0	0	64
3-4 ROOMS	21	108	31	0	5	165
5+ ROOMS	0	51	10	0	5	66
TOTAL	37	207	41	0	10	295
5+ UNITS						
1-2 ROOMS	83	1081	219	0	0	1383
3-4 ROOMS	30	258	209	0	0	497
5+ ROOMS	5	17	16	0	0	38
TOTAL	118	1356	444	0	0	1918
TOTAL	175	1639	520	0	10	2344
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	10	0	0	0	0	10
3-4 ROOMS	0	16	0	0	0	16
5+ ROOMS	0	10	10	0	0	20
TOTAL	10	26	10	0	0	46
2-4 UNITS						
1-2 ROOMS	11	26	0	0	0	37
3-4 ROOMS	5	11	5	0	0	21
5+ ROOMS	0	10	4	0	0	14
TOTAL	16	47	9	0	0	72
5+ UNITS						
1-2 ROOMS	321	93	15	0	0	429
3-4 ROOMS	21	36	0	0	0	57
5+ ROOMS	0	0	0	0	0	0
TOTAL	342	129	15	0	0	486
TOTAL	368	202	34	0	0	604



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	11	5	0	0	5	21
3-4 ROOMS	5	0	0	0	0	5
5+ ROOMS	5	0	0	0	0	5
TOTAL	21	5	0	0	5	31
5+ UNITS						
1-2 ROOMS	356	53	0	0	5	414
3-4 ROOMS	11	16	5	0	0	32
5+ ROOMS	0	0	0	0	0	0
TOTAL	367	69	5	0	5	446
TOTAL	388	74	5	0	10	477
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	20	5	0	0	0	25
3-4 ROOMS	10	57	5	0	0	72
5+ ROOMS	0	40	40	0	0	80
TOTAL	30	102	45	0	0	177
2-4 UNITS						
1-2 ROOMS	38	79	0	0	5	122
3-4 ROOMS	31	119	36	0	5	191
5+ ROOMS	5	61	14	0	5	85
TOTAL	74	259	50	0	15	398
5+ UNITS						
1-2 ROOMS	760	1227	234	0	5	2226
3-4 ROOMS	62	310	214	0	0	586
5+ ROOMS	5	17	16	0	0	38
TOTAL	827	1554	464	0	5	2850
TOTAL	931	1915	559	0	20	3425

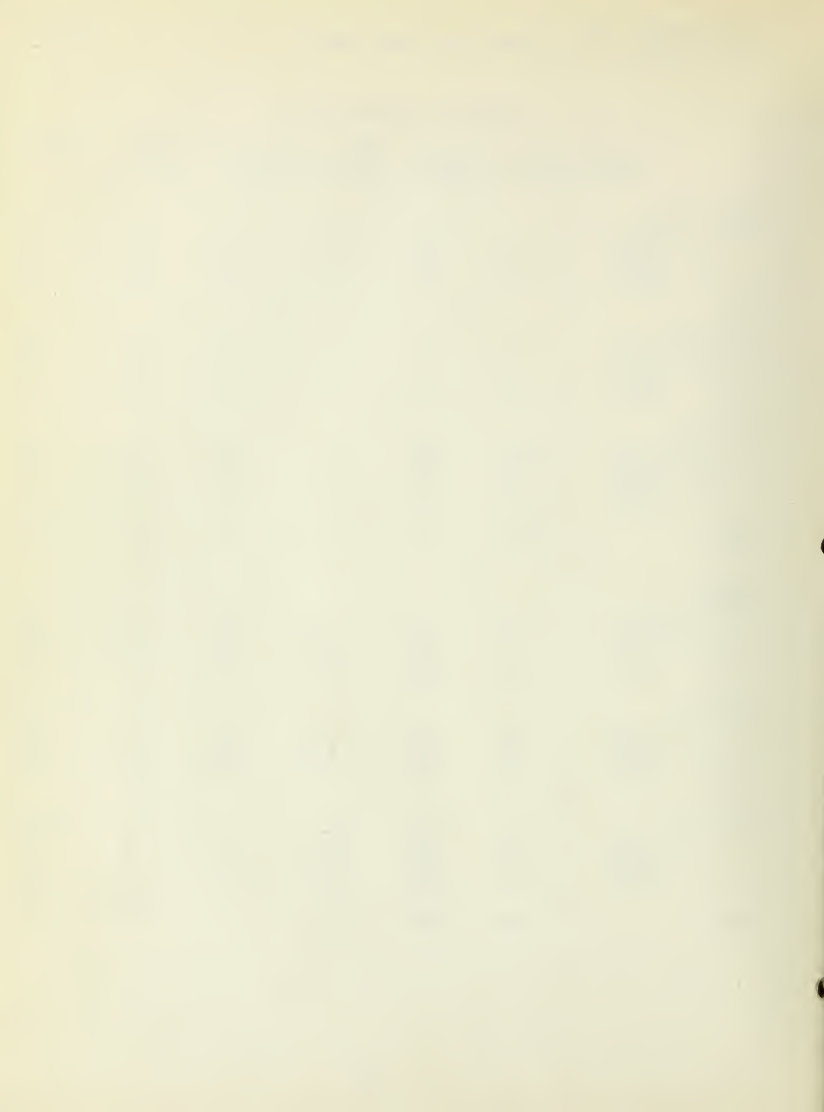


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	4	0	0	4
3-4 ROOMS	0	0	4	0	0	4
5+ ROOMS	0	0	0	0	7	7
TOTAL	0	0	8	0	7	15
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	4	0	0	4
3-4 ROOMS	0	0	4	0	0	4
5+ ROOMS	0	0	0	0	7	7
TOTAL	0	0	8	0	7	15
GRAND TOTAL	0	0	16	0	14	30

\*\* DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE





TABLE 4 RENTAL HOUSING UNITS  
CONDITION BY AGE  
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	1811	492	19	22	2344
CONDITION 3	569	31	4	0	604
CONDITION 4	460	12	5	0	477
ALL CONDITIONS	2840	535	28	22	3425

TABLE 5 RENTAL HOUSING UNITS  
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	1127	963	125	5	2220
CONDITION 3	121	391	26	0	538
CONDITION 4	122	297	15	0	434
ALL CONDITIONS	1370	1651	166	5	3192

\*\* = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING  
(CONDITION 3 OR 4)  
(NUMBER OF HOUSEHOLDS)

	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	581	101	46	10	0	738
2 PERS - NO CH	40	31	5	0	0	76
3+PERS - NO CH	6	0	6	5	0	17
2-4PERS - W/CH	15	0	10	0	0	25
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	642	132	67	15	0	856
NEGRO						
1 PERSON	26	11	0	0	0	37
2 PERS - NO CH	9	0	5	0	0	14
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	16	12	0	0	0	28
5+ PERS - W/CH	10	0	0	0	0	10
TOTAL	66	23	5	0	0	94
OTHER RACES						
1 PERSON	16	0	18	0	0	34
2 PERS - NO CH	0	0	4	0	0	4
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	16	0	22	0	0	38
ALL RACES						
1 PERSON	623	112	64	10	0	809
2 PERS - NO CH	49	31	14	0	0	94
3+PERS - NO CH	11	0	6	5	0	22
2-4PERS - W/CH	31	12	10	0	0	53
5+ PERS - W/CH	10	0	0	0	0	10
TOTAL	724	155	94	15	0	988
GRAND TOTAL	1448	310	188	30	0	1976



TABLE 7 RENT PAID BY INCOME  
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	3+4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	364	20	0	5	0	389
	GT \$ 4	419	30	0	36	30	515
\$2-2999	LT \$ 4	115	5	0	0	0	120
	\$ 40- 6	91	42	0	5	0	138
	GT \$ 6	82	45	15	19	0	161
\$3-3999	LT \$ 6	207	60	6	15	0	288
	\$ 60- 8	87	56	6	0	5	154
	GT \$ 8	10	0	0	0	0	10
\$4-4999	LT \$ 8	210	139	10	35	5	399
	\$ 80-10	11	10	0	0	0	21
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	201	77	5	10	16	309
	\$100-12	0	0	0	0	0	0
	GT \$12	5	5	0	0	0	10
\$6-6999	LT \$12	119	92	16	36	17	280
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	75	75	0	11	5	166
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	15	42	0	0	5	62
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	11	37	10	15	0	73
GT10000	LT \$15	0	0	5	0	5	10
	GT \$15	15	36	15	10	11	87
TOTAL		2037	771	88	197	99	3192



	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	21	31	15	0	0	67
2 PERS - NO CH	31	38	21	6	5	101
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	32	20	0	0	0	52
5+ PERS - W/CH	21	6	0	0	0	27
TOTAL	105	95	36	6	5	247
HEAD 35-59						
1 PERSON	76	70	26	0	0	172
2 PERS - NO CH	30	28	15	16	4	93
3+PERS - NO CH	5	6	0	6	13	30
2-4PERS - W/CH	16	5	0	0	0	21
5+ PERS - W/CH	6	15	0	9	0	30
TOTAL	133	124	41	31	17	346
HEAD OVER 60						
1 PERSON	221	11	0	0	0	232
2 PERS - NO CH	36	34	15	0	5	90
3+PERS - NO CH	5	15	10	5	0	35
2-4PERS - W/CH	10	0	0	0	0	10
5+ PERS - W/CH	4	0	5	0	0	9
TOTAL	276	60	30	5	5	376
GRAND TOTAL	514	279	107	42	27	969
NEGRO						
HEAD UNDER 35						
1 PERSON	16	10	5	0	0	31
2 PERS - NO CH	19	31	15	11	0	76
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	74	21	10	5	5	115
5+ PERS - W/CH	19	11	10	0	0	40
TOTAL	128	73	40	16	5	262
HEAD 35-59						
1 PERSON	122	20	0	0	0	142
2 PERS - NO CH	84	65	20	5	0	174
3+PERS - NO CH	15	22	9	5	5	56
2-4PERS - W/CH	32	17	10	5	0	64
5+ PERS - W/CH	25	38	0	11	5	79
TOTAL	278	162	39	26	10	515
HEAD OVER 60						
1 PERSON	38	0	5	0	0	43
2 PERS - NO CH	10	5	13	0	0	28
3+PERS - NO CH	0	0	5	5	0	10
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	53	5	23	5	0	86
GRAND TOTAL	459	240	102	47	15	863





	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	6	5	5	0	0	16
2 PERS - NO CH	5	0	0	5	0	10
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	10	0	0	10	0	20
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	26	5	5	15	0	51
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	20	0	0	0	0	20
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	10	0	0	5	0	15
5+ PERS - W/CH	10	0	0	5	0	15
TOTAL	40	0	0	10	0	50
HEAD OVER 60						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	5	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	5	0	0	0	10
GRAND TOTAL	71	10	5	25	0	111
TOTAL						
HEAD UNDER 35						
1 PERSON	43	46	25	0	0	114
2 PERS - NO CH	55	69	36	22	5	187
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	116	41	10	15	5	187
5+ PERS - W/CH	40	17	10	0	0	67
TOTAL	259	173	81	37	10	560
HEAD 35-59						
1 PERSON	198	90	26	0	0	314
2 PERS - NO CH	134	93	35	21	4	287
3+PERS - NO CH	20	28	9	11	18	86
2-4PERS - W/CH	58	22	10	10	0	100
5+ PERS - W/CH	41	53	0	25	5	124
TOTAL	451	286	80	67	27	911
HEAD OVER 60						
1 PERSON	264	11	5	0	0	280
2 PERS - NO CH	46	44	28	0	5	123
3+PERS - NO CH	5	15	15	10	0	45
2-4PERS - W/CH	15	0	0	0	0	15
5+ PERS - W/CH	4	0	5	0	0	9
TOTAL	334	70	53	10	5	472
GRAND TOTAL	1044	529	214	114	42	1943



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	15	0	0	0	15
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	20	5	0	0	25
2-4 UNITS						
1-2 ROOMS	0	24	0	0	0	24
3-4 ROOMS	11	128	30	0	0	169
5+ ROOMS	0	35	71	16	5	127
TOTAL	11	187	101	16	5	320
5+ UNITS						
1-2 ROOMS	77	191	87	0	0	355
3-4 ROOMS	16	158	151	17	0	342
5+ ROOMS	5	6	16	0	0	27
TOTAL	98	355	254	17	0	724
TOTAL	109	562	360	33	5	1069
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	10	15	5	0	0	30
5+ ROOMS	0	5	0	5	0	10
TOTAL	15	20	5	5	0	45
2-4 UNITS						
1-2 ROOMS	46	35	0	0	0	81
3-4 ROOMS	15	156	25	0	0	196
5+ ROOMS	11	30	52	0	0	93
TOTAL	72	221	77	0	0	370
5+ UNITS						
1-2 ROOMS	78	63	5	0	0	146
3-4 ROOMS	5	88	15	0	0	108
5+ ROOMS	0	0	10	0	0	10
TOTAL	83	151	30	0	0	264
TOTAL	170	392	112	5	0	679



(NUMBER OF HOUSING UNITS)

----- RENT -----						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	5	0	0	0	10
2-4 UNITS						
1-2 ROOMS	16	5	0	0	0	21
3-4 ROOMS	5	28	0	0	0	33
5+ ROOMS	0	0	5	0	0	5
TOTAL	21	33	5	0	0	59
5+ UNITS						
1-2 ROOMS	40	31	0	0	0	71
3-4 ROOMS	5	6	5	0	0	16
5+ ROOMS	0	0	0	0	0	0
TOTAL	45	37	5	0	0	87
TOTAL	71	75	10	0	0	156
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	10	5	0	0	0	15
3-4 ROOMS	10	35	5	0	0	50
5+ ROOMS	0	5	5	5	0	15
TOTAL	20	45	10	5	0	80
2-4 UNITS						
1-2 ROOMS	62	64	0	0	0	126
3-4 ROOMS	31	312	55	0	0	398
5+ ROOMS	11	65	128	16	5	225
TOTAL	104	441	183	16	5	749
5+ UNITS						
1-2 ROOMS	195	285	92	0	0	572
3-4 ROOMS	26	252	171	17	0	466
5+ ROOMS	5	6	26	0	0	37
TOTAL	226	543	289	17	0	1075
TOTAL	350	1029	482	38	5	1904



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

		-----VALUE-----					TOTAL
		\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	0	0	8	0	0	8
	TOTAL	0	0	8	0	0	8
CONDITION 3							
1-2	ROOMS	0	0	0	4	0	4
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	4	19	4	0	0	27
	TOTAL	4	19	4	4	0	31
CONDITION 4							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	0	0	0	0	0	0
	TOTAL	0	0	0	0	0	0
TOTAL							
1-2	ROOMS	0	0	0	4	0	4
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	4	19	12	0	0	35
	TOTAL	4	19	12	4	0	39
GRAND TOTAL		8	38	24	8	0	78

\*\* DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE





TABLE 4 RENTAL HOUSING UNITS  
CONDITION BY AGE  
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	949	115	5	0	1069
CONDITION 3	609	55	15	0	679
CONDITION 4	156	0	0	0	156
ALL CONDITIONS	1714	170	20	0	1904

TABLE 5 RENTAL HOUSING UNITS  
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	459	444	70	5	978
CONDITION 3	214	299	113	15	641
CONDITION 4	50	76	16	0	142
ALL CONDITIONS	723	819	199	20	1761

\*\* = INDETERMINATE. 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING  
(CONDITION 3 OR 4)  
(NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	183	21	5	0	0	209
2 PERS - NO CH	26	14	16	5	0	61
3+PERS - NO CH	5	10	0	11	4	30
2-4PERS - W/CH	15	15	0	0	0	30
5+ PERS - W/CH	16	11	5	9	0	41
TOTAL	245	71	26	25	4	371
NEGRO						
1 PERSON	97	5	5	0	0	107
2 PERS - NO CH	55	58	20	5	0	138
3+PERS - NO CH	10	12	4	5	5	36
2-4PERS - W/CH	86	18	0	5	5	114
5+ PERS - W/CH	24	31	5	11	5	76
TOTAL	272	124	34	26	15	471
OTHER RACES						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	5	0	0	0	0	5
TOTAL	15	5	0	0	0	20
ALL RACES						
1 PERSON	280	31	10	0	0	321
2 PERS - NO CH	86	72	36	10	0	204
3+PERS - NO CH	15	22	4	16	9	66
2-4PERS - W/CH	106	33	0	5	5	149
5+ PERS - W/CH	45	42	10	20	5	122
TOTAL	532	200	60	51	19	862
GRAND TOTAL	1064	400	120	102	38	1724



TABLE 7 RENT PAID BY INCOME  
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	154	10	0	10	6	180
	GT \$ 4	150	66	10	109	19	354
\$2-2999	LT \$ 4	36	5	0	0	5	46
	\$ 40- 6	41	16	0	6	5	68
	GT \$ 6	37	24	0	28	0	89
\$3-3999	LT \$ 6	31	51	5	16	10	113
	\$ 60- 8	21	29	15	15	15	95
	GT \$ 8	0	5	0	0	21	26
\$4-4999	LT \$ 8	87	89	16	26	26	244
	\$ 80-10	5	11	0	0	5	21
	GT \$10	5	0	0	0	0	5
\$5-5999	LT \$10	44	62	20	30	27	183
	\$100-12	0	5	0	0	0	5
	GT \$12	6	0	0	0	5	11
\$6-6999	LT \$12	51	46	9	15	5	126
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	5	36	10	5	5	61
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	17	11	15	0	43
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	16	0	5	10	31
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	20	20	10	10	60
TOTAL		673	508	116	290	174	1761



	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	51	25	19	5	0	100
2 PERS - NO CH	26	30	34	29	0	119
3+PERS - NO CH	0	0	0	5	6	11
2-4PERS - W/CH	23	15	5	0	0	43
5+ PERS - W/CH	0	20	0	0	0	20
TOTAL	100	90	58	39	6	293
HEAD 35-59						
1 PERSON	101	64	49	0	0	214
2 PERS - NO CH	38	34	66	18	9	165
3+PERS - NO CH	0	0	0	5	0	5
2-4PERS - W/CH	29	19	4	0	0	52
5+ PERS - W/CH	5	4	4	0	0	13
TOTAL	173	121	123	23	9	449
HEAD OVER 60						
1 PERSON	160	24	10	5	0	199
2 PERS - NO CH	123	34	33	10	0	200
3+PERS - NO CH	5	0	10	0	4	19
2-4PERS - W/CH	4	0	0	0	0	4
5+ PERS - W/CH	0	0	0	4	0	4
TOTAL	292	58	53	19	4	426
GRAND TOTAL	565	269	234	81	19	1168
NEGRO						
HEAD UNDER 35						
1 PERSON	42	14	0	0	0	56
2 PERS - NO CH	15	0	10	5	0	30
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	33	0	20	5	0	58
5+ PERS - W/CH	5	5	0	0	0	10
TOTAL	95	19	30	10	0	154
HEAD 35-59						
1 PERSON	48	10	0	0	0	58
2 PERS - NO CH	44	21	22	21	0	108
3+PERS - NO CH	0	6	9	5	0	20
2-4PERS - W/CH	18	14	5	0	0	37
5+ PERS - W/CH	10	0	35	14	0	59
TOTAL	120	51	71	40	0	282
HEAD OVER 60						
1 PERSON	15	0	0	0	0	15
2 PERS - NO CH	0	6	0	5	0	11
3+PERS - NO CH	6	0	0	5	0	11
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	21	6	0	10	0	37
GRAND TOTAL	236	76	101	60	0	473





	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	0	10	5	5	0	20
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	5	5	4	0	19
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	20	10	9	0	44
HEAD 35-59						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	0	6	0	0	6
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	10	11	0	14	0	35
5+ PERS - W/CH	0	0	0	0	12	12
TOTAL	15	11	11	14	12	63
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	6	0	0	0	6
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	6	0	0	0	6
GRAND TOTAL	20	37	21	23	12	113
TOTAL						
HEAD UNDER 35						
1 PERSON	93	44	19	5	0	161
2 PERS - NO CH	41	40	49	39	0	169
3+PERS - NO CH	0	0	0	5	6	11
2-4PERS - W/CH	61	20	30	9	0	120
5+ PERS - W/CH	5	25	0	0	0	30
TOTAL	200	129	98	58	6	491
HEAD 35-59						
1 PERSON	154	74	49	0	0	277
2 PERS - NO CH	82	55	94	39	9	279
3+PERS - NO CH	0	6	14	10	0	30
2-4PERS - W/CH	57	44	9	14	0	124
5+ PERS - W/CH	15	4	39	14	12	84
TOTAL	308	183	205	77	21	794
HEAD OVER 60						
1 PERSON	175	24	10	5	0	214
2 PERS - NO CH	123	40	33	15	0	211
3+PERS - NO CH	11	6	10	5	4	36
2-4PERS - W/CH	4	0	0	0	0	4
5+ PERS - W/CH	0	0	0	4	0	4
TOTAL	313	70	53	29	4	469
GRAND TOTAL	821	382	356	164	31	1754



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

----- RENT -----						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	5	6	0	0	11
TOTAL	0	11	6	0	0	17
2-4 UNITS						
1-2 ROOMS	0	35	5	0	0	40
3-4 ROOMS	10	117	49	0	0	176
5+ ROOMS	0	29	24	5	0	58
TOTAL	10	181	78	5	0	274
5+ UNITS						
1-2 ROOMS	19	132	78	0	0	229
3-4 ROOMS	16	315	249	29	5	614
5+ ROOMS	15	28	24	10	11	88
TOTAL	50	475	351	39	16	931
TOTAL	60	667	435	44	16	1222
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	4	0	0	0	0	4
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	4	0	0	0	0	4
TOTAL	8	0	0	0	0	8
2-4 UNITS						
1-2 ROOMS	4	9	0	0	0	13
3-4 ROOMS	5	24	10	0	0	39
5+ ROOMS	5	13	15	0	0	33
TOTAL	14	46	25	0	0	85
5+ UNITS						
1-2 ROOMS	67	46	0	0	0	113
3-4 ROOMS	15	40	24	0	0	79
5+ ROOMS	0	5	14	0	0	19
TOTAL	82	91	38	0	0	211
TOTAL	104	137	63	0	0	304



(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	5	0	0	0	5
2-4 UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	9	0	0	0	9
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	14	0	0	0	14
5+ UNITS						
1-2 ROOMS	30	39	0	0	0	69
3-4 ROOMS	0	9	10	0	0	19
5+ ROOMS	0	0	0	0	0	0
TOTAL	30	48	10	0	0	88
TOTAL	30	67	10	0	0	107
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	4	6	0	0	0	10
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	4	5	6	0	0	15
TOTAL	8	16	6	0	0	30
2-4 UNITS						
1-2 ROOMS	4	49	5	0	0	58
3-4 ROOMS	15	150	59	0	0	224
5+ ROOMS	5	42	39	5	0	91
TOTAL	24	241	103	5	0	373
5+ UNITS						
1-2 ROOMS	116	217	78	0	0	411
3-4 ROOMS	31	364	283	29	5	712
5+ ROOMS	15	33	38	10	11	107
TOTAL	162	614	399	39	16	1230
TOTAL	194	871	508	44	16	1633



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	4	0	0	0	4
TOTAL	0	4	0	0	0	4
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	6	0	0	6
TOTAL	0	0	6	0	0	6
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	4	6	0	0	10
TOTAL	0	4	6	0	0	10
GRAND TOTAL	0	8	12	0	0	20

\*\* DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE





TABLE 4 RENTAL HOUSING UNITS  
CONDITION BY AGE  
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	954	219	15	34	1222
CONDITION 3	280	9	10	5	304
CONDITION 4	107	0	0	0	107
ALL CONDITIONS	1341	228	25	39	1633

TABLE 5 RENTAL HOUSING UNITS  
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	651	464	77	5	1197
CONDITION 3	145	130	9	0	284
CONDITION 4	20	37	20	0	77
ALL CONDITIONS	816	631	106	5	1558

\*\* = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING  
 (CONDITION 3 OR 4)  
 (NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	87	45	5	0	0	137
2 PERS - NO CH	18	19	11	5	0	53
3+PERS - NO CH	0	0	0	0	0	0
<del>2</del> -4PERS - W/CH	23	4	4	0	0	31
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	128	68	20	5	0	221
NEGRO						
1 PERSON	33	0	0	0	0	33
2 PERS - NO CH	29	5	10	0	0	44
3+PERS - NO CH	0	6	0	5	0	11
<del>2</del> -4PERS - W/CH	28	9	0	0	0	37
5+ PERS - W/CH	5	0	24	5	0	34
TOTAL	95	20	34	10	0	159
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	5	0	0	5
<del>2</del> -4PERS - W/CH	0	0	0	5	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	5	5	0	10
ALL RACES						
1 PERSON	120	45	5	0	0	170
2 PERS - NO CH	47	24	21	5	0	97
3+PERS - NO CH	0	6	5	5	0	16
<del>2</del> -4PERS - W/CH	51	13	4	5	0	73
5+ PERS - W/CH	5	0	24	5	0	34
TOTAL	223	88	59	20	0	390
GRAND TOTAL	446	176	118	40	0	780



TABLE 7 RENT PAID BY INCOME  
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	3-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	67	9	0	8	0	84
	GT \$ 4	183	64	5	32	5	289
\$2-2999	LT \$ 4	10	5	0	0	0	15
	\$ 40- 6	15	29	0	14	0	58
	GT \$ 6	30	19	0	15	5	69
\$3-3999	LT \$ 6	38	48	0	34	10	130
	\$ 60- 8	27	35	0	10	0	72
	GT \$ 8	24	15	0	5	0	44
\$4-4999	LT \$ 8	74	60	0	24	15	173
	\$ 80-10	19	5	0	5	4	33
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	44	53	0	19	10	126
	\$100-12	0	0	0	0	0	0
	GT \$12	0	5	0	0	0	5
\$6-6999	LT \$12	44	76	0	39	10	169
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	34	68	14	0	0	116
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	10	49	15	18	0	92
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	30	0	0	5	35
GT10000	LT \$15	0	0	11	0	0	11
	GT \$15	0	19	4	0	14	37
TOTAL		619	589	49	223	78	1558



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	126	47	11	5	0	189
2 PERS - NO CH	46	64	36	20	0	166
3+PERS - NO CH	11	0	5	20	11	47
<del>2</del> -4PERS - W/CH	62	72	50	36	0	220
5+ PERS - W/CH	21	15	22	5	5	68
TOTAL	266	198	124	86	16	690
HEAD 35-59						
1 PERSON	314	212	57	14	0	597
2 PERS - NO CH	109	106	118	84	0	417
3+PERS - NO CH	10	9	57	64	10	150
<del>2</del> -4PERS - W/CH	79	67	82	50	0	278
5+ PERS - W/CH	47	49	40	38	5	179
TOTAL	559	443	354	250	15	1621
HEAD OVER 60						
1 PERSON	625	103	22	13	4	767
2 PERS - NO CH	208	103	64	59	16	450
3+PERS - NO CH	5	4	28	18	19	74
<del>2</del> -4PERS - W/CH	10	10	0	0	0	20
5+ PERS - W/CH	0	0	0	0	5	5
TOTAL	848	220	114	90	44	1316
GRAND TOTAL	1673	861	592	426	75	3627
NEGRO						
HEAD UNDER 35						
1 PERSON	35	32	0	0	0	67
2 PERS - NO CH	10	10	12	5	0	37
3+PERS - NO CH	16	0	0	10	5	31
<del>2</del> -4PERS - W/CH	37	35	10	0	0	82
5+ PERS - W/CH	36	23	5	10	5	79
TOTAL	134	100	27	25	10	296
HEAD 35-59						
1 PERSON	69	21	0	0	0	90
2 PERS - NO CH	40	61	42	25	10	178
3+PERS - NO CH	0	5	23	15	11	54
<del>2</del> -4PERS - W/CH	20	33	35	27	5	120
5+ PERS - W/CH	37	10	21	27	6	101
TOTAL	166	130	121	94	32	543
HEAD OVER 60						
1 PERSON	21	5	0	0	0	26
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	5	12	0	5	0	22
<del>2</del> -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	31	17	0	5	0	53
GRAND TOTAL	331	247	148	124	42	892





	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	10	5	0	0	0	15
2 PERS - NO CH	5	0	11	5	5	26
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	20	10	0	0	0	30
5+ PERS - W/CH	6	0	0	0	0	6
TOTAL	41	15	16	5	5	82
HEAD 35-59						
1 PERSON	0	4	5	0	0	9
2 PERS - NO CH	6	15	5	0	0	26
3+PERS - NO CH	0	0	10	11	0	21
2-4PERS - W/CH	5	21	14	11	0	51
5+ PERS - W/CH	11	10	5	5	0	31
TOTAL	22	50	39	27	0	138
HEAD OVER 60						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	6	0	0	6
2-4PERS - W/CH	0	0	0	10	0	10
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	5	5	6	10	0	26
GRAND TOTAL	68	70	61	42	5	246
TOTAL						
HEAD UNDER 35						
1 PERSON	171	84	11	5	0	271
2 PERS - NO CH	61	74	59	30	5	229
3+PERS - NO CH	27	0	10	30	16	83
2-4PERS - W/CH	119	117	60	36	0	332
5+ PERS - W/CH	63	38	27	15	10	153
TOTAL	441	313	167	116	31	1068
HEAD 35-59						
1 PERSON	383	237	62	14	0	696
2 PERS - NO CH	155	182	165	109	10	621
3+PERS - NO CH	10	14	90	90	21	225
2-4PERS - W/CH	104	121	131	88	5	449
5+ PERS - W/CH	95	69	66	70	11	311
TOTAL	747	623	514	371	47	2302
HEAD OVER 60						
1 PERSON	651	108	22	13	4	798
2 PERS - NO CH	213	103	64	59	16	455
3+PERS - NO CH	10	16	34	23	19	102
2-4PERS - W/CH	10	10	0	10	0	30
5+ PERS - W/CH	0	5	0	0	5	10
TOTAL	884	242	120	105	44	1395
GRAND TOTAL	2072	1178	801	592	122	4765



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

		RENT -----					TOTAL
		LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	0	15	0	0	0	15	
3-4 ROOMS	10	95	31	0	0	136	
5+ ROOMS	0	72	100	25	0	197	
TOTAL	10	182	131	25	0	348	
2-4 UNITS							
1-2 ROOMS	16	68	6	0	0	90	
3-4 ROOMS	35	398	183	32	0	648	
5+ ROOMS	16	327	242	21	5	611	
TOTAL	67	793	431	53	5	1349	
5+ UNITS							
1-2 ROOMS	61	383	97	6	0	547	
3-4 ROOMS	77	544	325	35	5	986	
5+ ROOMS	16	24	87	10	0	137	
TOTAL	154	951	509	51	5	1670	
TOTAL	231	1926	1071	129	10	3367	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	5	5	0	0	0	10	
3-4 ROOMS	5	10	11	0	0	26	
5+ ROOMS	0	5	21	5	0	31	
TOTAL	10	20	32	5	0	67	
2-4 UNITS							
1-2 ROOMS	65	25	5	0	0	95	
3-4 ROOMS	35	93	31	0	0	159	
5+ ROOMS	0	26	15	0	0	41	
TOTAL	100	144	51	0	0	295	
5+ UNITS							
1-2 ROOMS	199	111	0	0	0	310	
3-4 ROOMS	22	50	5	0	0	77	
5+ ROOMS	6	0	0	10	0	16	
TOTAL	227	161	5	10	0	403	
TOTAL	337	325	88	15	0	765	



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	0	0	0	0	5
5+ ROOMS	0	5	0	0	0	5
TOTAL	5	5	0	0	0	10
2-4 UNITS						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	5	5	0	0	0	10
5+ ROOMS	0	10	0	0	0	10
TOTAL	10	15	0	0	0	25
5+ UNITS						
1-2 ROOMS	74	68	5	0	0	147
3-4 ROOMS	5	20	0	0	0	25
5+ ROOMS	0	0	0	0	0	0
TOTAL	79	88	5	0	0	172
TOTAL	94	108	5	0	0	207
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	5	20	0	0	0	25
3-4 ROOMS	20	105	42	0	0	167
5+ ROOMS	0	82	121	30	0	233
TOTAL	25	207	163	30	0	425
2-4 UNITS						
1-2 ROOMS	86	93	11	0	0	190
3-4 ROOMS	75	496	214	32	0	817
5+ ROOMS	16	363	257	21	5	662
TOTAL	177	952	482	53	5	1669
5+ UNITS						
1-2 ROOMS	334	562	102	6	0	1004
3-4 ROOMS	104	614	330	35	5	1088
5+ ROOMS	22	24	87	20	0	153
TOTAL	460	1200	519	61	5	2245
TOTAL	662	2359	1164	144	10	4339



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960  
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	5	0	5
3-4 ROOMS	9	0	7	0	0	16
5+ ROOMS	8	97	47	28	18	198
TOTAL	17	97	54	33	18	219
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	5	0	0	5
5+ ROOMS	0	6	0	0	0	6
TOTAL	0	6	5	0	0	11
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	5	0	5
3-4 ROOMS	9	0	12	0	0	21
5+ ROOMS	8	103	47	28	18	204
TOTAL	17	103	59	33	18	230
GRAND TOTAL	34	206	118	66	36	460

\*\* DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE





TABLE 4 RENTAL HOUSING UNITS  
CONDITION BY AGE  
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	2694	574	41	58	3367
CONDITION 3	739	21	5	0	765
CONDITION 4	207	0	0	0	207
ALL CONDITIONS	3640	595	46	58	4339

TABLE 5 RENTAL HOUSING UNITS  
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0,50 OR LESS	0,51-1,00	1,01 OR MORE	**	
CONDITION 1 + 2	1523	1395	256	48	3222
CONDITION 3	242	361	81	0	684
CONDITION 4	82	102	15	0	199
ALL CONDITIONS	1847	1858	352	48	4105

\*\* = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING  
(CONDITION 3 OR 4)  
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	374	101	20	0	0	495
2 PERS - NO CH	63	15	10	5	0	93
3+PERS - NO CH	10	0	5	11	0	26
2-4PERS - W/CH	25	21	5	0	0	51
5+ PERS - W/CH	10	10	0	6	0	26
TOTAL	482	147	40	22	0	691
NEGRO						
1 PERSON	51	5	0	0	0	56
2 PERS - NO CH	10	19	0	0	10	39
3+PERS - NO CH	0	0	0	10	0	10
2-4PERS - W/CH	21	25	15	6	0	67
5+ PERS - W/CH	15	18	5	5	11	54
TOTAL	97	67	20	21	21	226
OTHER RACES						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	15	0	5	0	0	20
ALL RACES						
1 PERSON	430	106	20	0	0	556
2 PERS - NO CH	78	34	10	5	10	137
3+PERS - NO CH	10	0	10	21	0	41
2-4PERS - W/CH	51	46	20	6	0	123
5+ PERS - W/CH	25	28	5	11	11	80
TOTAL	594	214	65	43	21	937
GRAND TOTAL	1180	428	130	86	42	1874



TABLE 7 RENT PAID BY INCOME  
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	261	20	5	5	5	296
	GT \$ 4	388	88	17	78	22	593
\$2-2999	LT \$ 4	52	15	0	0	0	67
	\$ 40- 6	108	35	0	27	6	176
	GT \$ 6	68	48	10	40	30	196
\$3-3999	LT \$ 6	117	68	15	30	11	241
	\$ 60- 8	93	81	0	40	26	240
	GT \$ 8	11	10	0	0	31	52
\$4-4999	LT \$ 8	204	122	5	129	40	500
	\$ 80-10	20	11	0	21	21	73
	GT \$10	5	0	0	0	0	5
\$5-5999	LT \$10	159	181	10	82	30	462
	\$100-12	6	6	0	0	0	12
	GT \$12	0	5	0	0	0	5
\$6-6999	LT \$12	79	182	46	106	31	444
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	10	57	52	51	52	222
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	5	86	41	56	31	219
\$9-9999	LT \$15	0	5	0	0	0	5
	GT \$15	0	20	10	21	6	57
GT10000	LT \$15	0	0	5	0	0	5
	GT \$15	15	65	88	20	47	235
TOTAL		1601	1105	304	706	389	4105



### SECTION 3

#### S O C I A L   A N D   P H Y S I C A L P R O B L E M   P R O F I L E S , B Y   C E N S U S   T R A C T

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

Arthur D. Little, Inc.

### Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

Arthur D. Little, Inc.



Components of the Social Problem Profiles

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1)	13.4	42.2	2.2
1b. Median Family Income, 1959 (1)	6,716	3,459	18,281
1c. Per Cent of Male Labor Force Unemployed, 1960 (1)	6.7	19.4	0
1d. Per Cent of Female Labor Force Unemployed, 1960 (1)	5.4	16.8	0.7
2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1)	49.0	91.69	19.9
2b. Median Years of Education, 1960 (1)	12.0	0.9	14.0
2c. Per Cent of Total Popula- tion that is Non-White, 1960 (1)	18.4	99.5	0.1
2d. Per Cent of Total Popula- tion that is Over 65 Years of Age, 1960 (1)	12.6	33.6	3.0
3a. Number of Old Age Assist- ance Recipients, 1962 per 1000 1960 Population (2)	16.0	79.0	1.0
3b. New Tuberculosis Cases, 1960, per 1000 1960 Popu- lation (3)	0.8	4.0	0
3c. Number of Infant Deaths per 1000 Births, 1963 (3)	25	91.0	0
4a. Criminal Offences Committed in 1960 per 1000 Popula- tion, 1960 (5)	68	280	40

Arthur D. Little, Inc.

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4)	55	165	3
4c. Suicides 1960 per 1000 Population, 1960 (5)	0.3	1.5	0
5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1)	54.7	75.9	26.8
5b. Per Cent of Total Housing Units that were Rented, 1960 (1)	61.0	99.59	2.64
5c. Per Cent of Total House- holds that were Primary Families, 1960 (1)	61.64	9.04	94.58
5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6)	-10.1	-71.30	+712.30

Components of the Physical Problem Profile

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Housing Units that were Dilapidated, 1960 (1)	1.71	58.93	0
1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1)	17.50	95.40	0.20

Arthur D. Little, Inc.

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1)	80.39	100	0.9
1d. Lot Size and Shape Penalty Score, 1956 (7)	4.75	8.50	0
1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1)	6.53	32.05	0.43
1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1)	12.45	93.12	0
1g. Per Cent of Total Housing Units that were Vacant, 1960 (1)	5.98	27.32	0
2a. Non-Conforming Use Penalty Score, 1964 (8)	.74	11.23	0
2b. Block Size and Shape Penalty Score, 1956 (7)	2.77	6.50	0
2c. Street Layout Penalty Score, 1956 (7)	2.26	5.0	0
2d. Traffic Penalty Score, 1964 (9)	0.34	2.83	0
2e. Facility Deficiencies Score - Protective Functions, 1965 (10)	1.68	3.50	0.80
2f. Facility Deficiencies Score - Recreation, Library, 1965 (10)	1.81	4.00	0.30
2g. Facility Deficiencies Score - Education, 1965 (10)	1.77	2.80	0.40
3a. Improvement Activity Level, 1962-1964 (11)	1.42	0	6.50
3b. Construction Activity Level, 1962-1964 (11)	2.83	0	32.09

Arthur D. Little, Inc.

## Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

Arthur D. Little, Inc.

- (10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.
- (11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.



SOCIAL PROBLEM PROFILE DATA  
by Census Tract

Programming Area - 6

	J-11	J-12	J-13	J-17	J-18		
1a. % Families, Income Less Than \$3000/yr.	28.2	26.0	23.0	21.4	15.8		
1b. Median Family Income	4577	4438	4933	5036	5840		
1c. % Male Labor Force, Unemployed	9.7	12.8	10.7	11.5	7.1		
1d. % Female Labor Force, Unemployed	6.3	14.4	16.1	6.7	6.9		
2a. % Persons Over 25, Less Than HS Education	62.6	59.7	50.2	55.0	55.1		
2b. Median Years Education	10.2	10.5	12.1	11.2	11.2		
2c. % Population, Non-White	20.5	59.6	44.6	33.7	10.6		
2d. % Population, Over 65	15.6	8.8	12.5	14.2	13.1		
3a. QAA Recipients/1000 Persons	43	28	23	29	19		
3b. New Tuberculosis Cases/1000 Persons	1.4	.4	1.4	1.4	1.0		
3c. Infant Mortality/1000 Births	54	18	35	12	28		
4a. Criminal Offences Committed/1000 Persons	139	139	60	139	68		
4b. Juvenile Court Cases/1000, 8-18 yrs.	81	53	78	39	45		
4c. Suicides/1000 Persons	.7	.6	.5	.3	.5		
4d. AFDC Recipients/100 Families	5.39	10.25	5.81	6.12	2.24		
5a. % 1960 Population, Moved Since 1955	69.6	72.7	72.9	69.3	65.2		
5b. % Housing Units, Rented	97.27	88.78	89.90	91.70	82.82		
5c. % Households, Primary Families	36.42	56.43	55.29	48.15	57.54		
5d. % Change, Number of Families, 1950 - 1960	-41.53	-27.84	-20.00	-18.27	-3.66		

Arthur D. Little, Inc.





PHYSICAL PROBLEM PROFILE DATA  
by Census Tract

Programming Area 6		J-11	J-12	J-13	J-17	J-18		
1a. % Housing Units, Dilapidated		.61	1.07	2.60	.90	.84		
1b. % Housing Units, Substandard		28.60	43.70	22.70	25.00	19.20		
1c. % Housing Units, 20 Yrs. Old or More		97.8	98.3	95.3	98.4	97.1		
1d. Lot Size and Shape Penalty		2	3	6	4	8		
1e. % Housing Units, 1.01 Persons/Room or More		5.76	11.17	8.8	8.74	7.03		
1f. % Housing Units, Shared or No Bath		23.20	16.17	11.67	16.96	14.53		
1g. % Housing Units, Vacant		8.43	6.37	6.81	3.75	6.62		
2a. Non-Conforming Use Penalty		.44	1.12	.85	.14	1.40		
2b. Block Size and Shape Penalty		6.5	4	0	4	4		
2c. Street Layout Penalty		0	0	0	0	0		
2d. Traffic Penalty		1.79	2.78	.97	1.29	0		
2e. Facility Deficiencies-Protective Functions		1.8	1.9	2.3	1.9	1.9		
2f. Facility Deficiencies-Recreation, Library		1.7	1.8	1.7	2.4	1.6		
2g. Facility Deficiencies - Education		2.0	2.3	2.3	2.2	2.0		
3a. Improvement Activity Level		1.50	.74	1.55	1.33	1.23		
3b. Construction Activity Level		1.33	2.65	0	1.52	.45		

Arthur D. Little, Inc.



# SOCIAL PROBLEM PROFILE

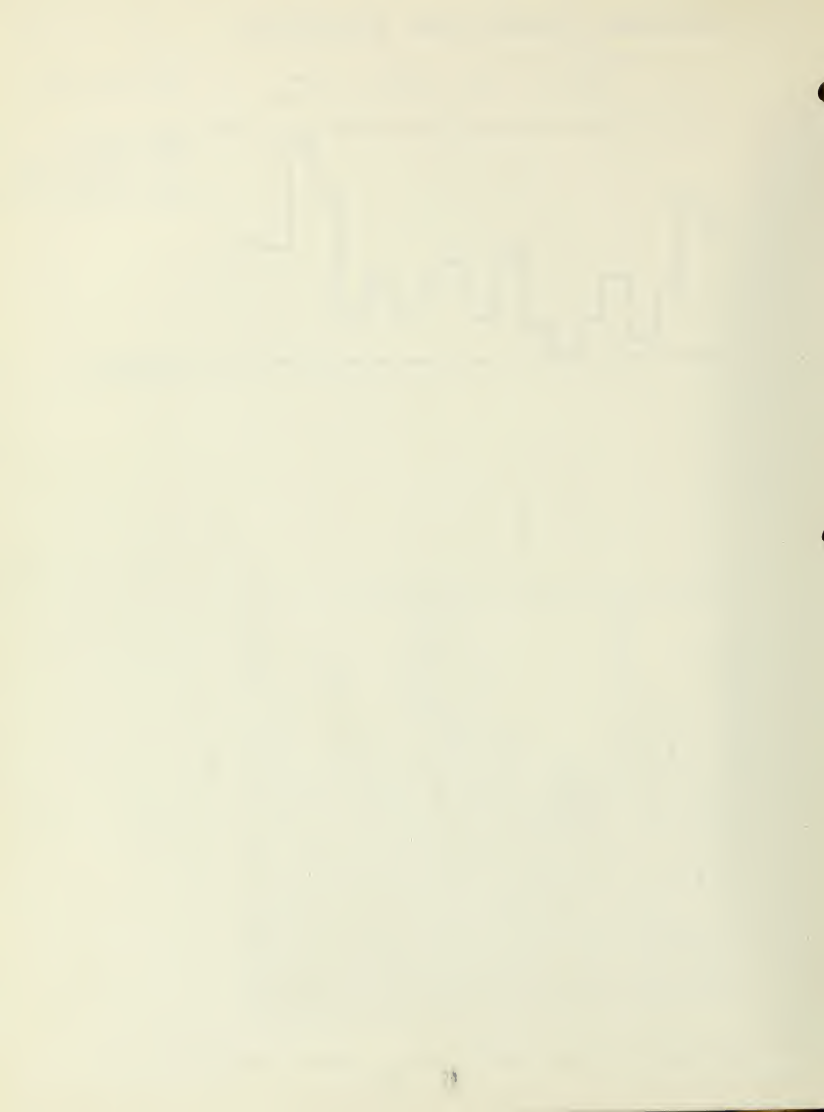
	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT J-11

HIGHEST PROBLEM TRACT SCORE

e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

SAN FRANCISCO SCORE OR AVERAGE



# SOCIAL PROBLEM PROFILE

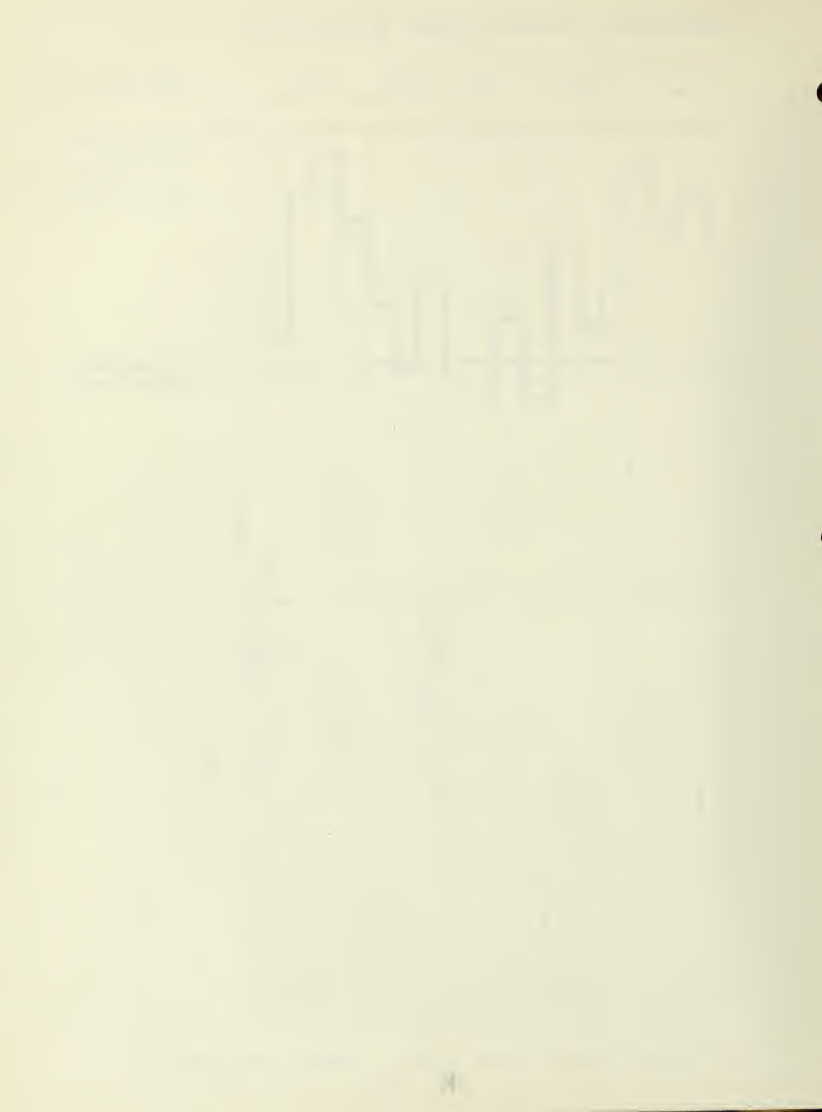
	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT J-12

HIGHEST PROBLEM TRACT SCORE

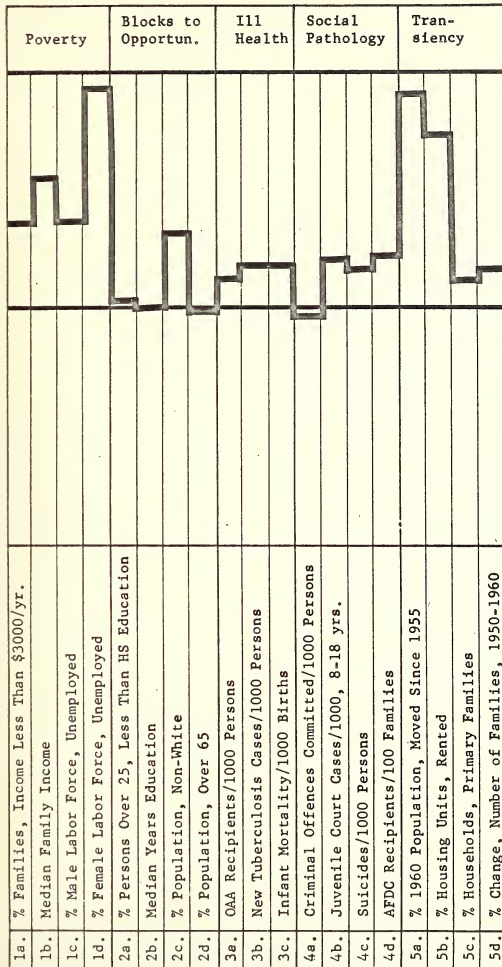
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

SAN FRANCISCO SCORE OR AVERAGE



# SOCIAL PROBLEM PROFILE

CENSUS TRACT J-13



← HIGHEST PROBLEM TRACT SCORE  
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE





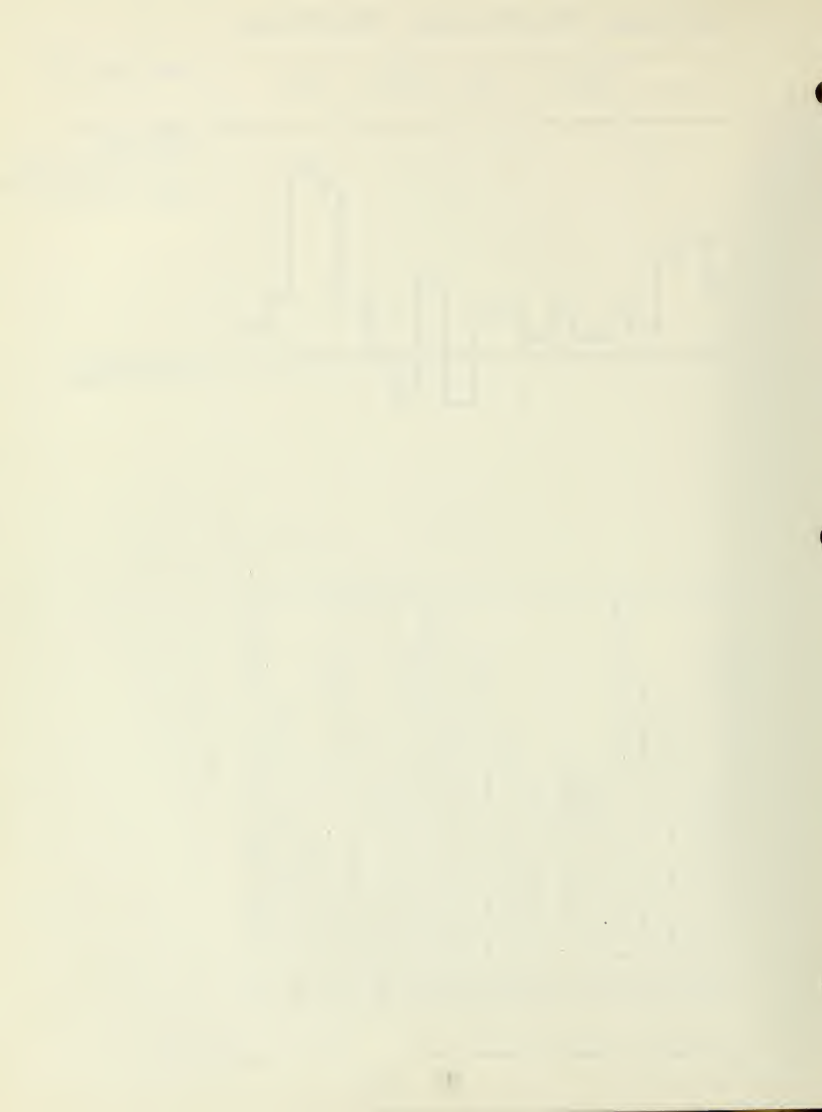
# SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Trans- iency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT J-17

← HIGHEST PROBLEM  
TRACT SCORE  
e.g., Highest % Fam.  
less than \$3000, Lowest  
Median Income, etc.

← SAN FRANCISCO  
SCORE OR AVERAGE



# SOCIAL PROBLEM PROFILE

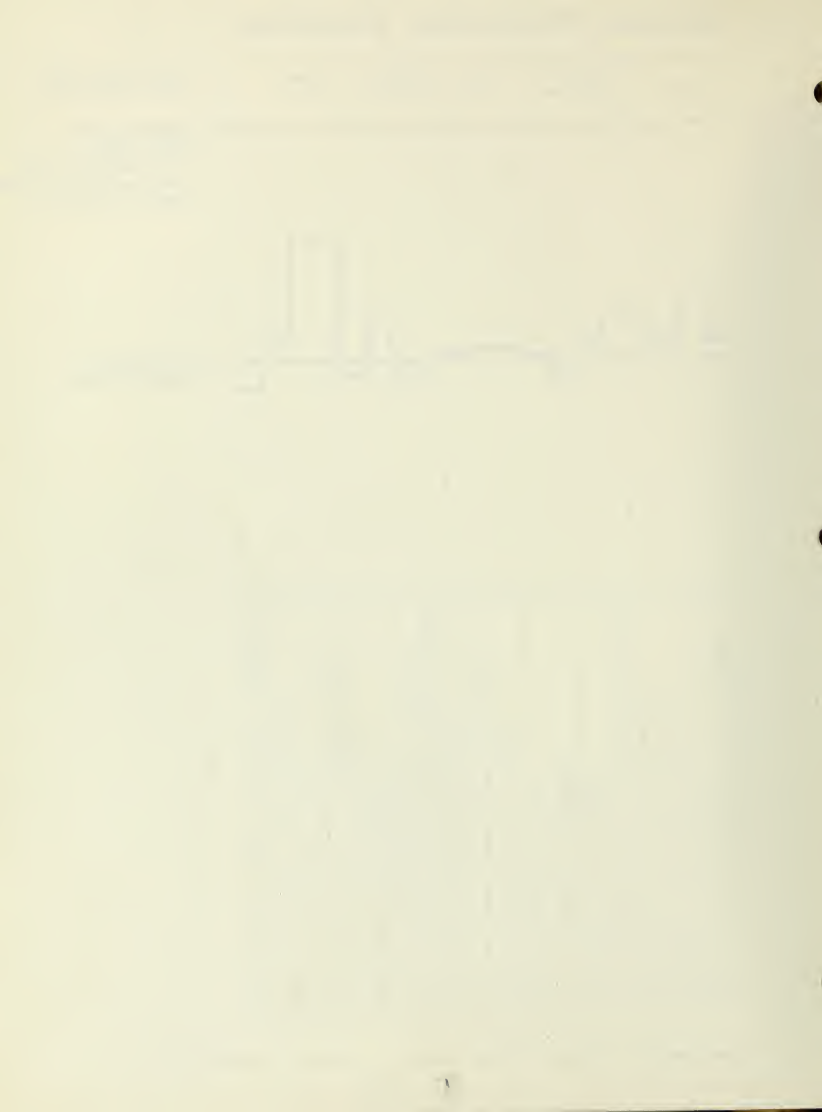
	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT J-18

← HIGHEST PROBLEM TRACT SCORE

e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



# PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated		2a	Non-Conforming Use Penalty		
1b	% Housing Units, Substandard		2b	Block Size and Shape Penalty		
1c	% Housing Units, 20 Yrs. Old or More		2c	Street Layout Penalty		
1d	Lot Size and Shape Penalty		2d	Traffic Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		2e	Facility Deficiencies-Protective Functions		
1f	% Housing Units, Shared or No Bath		2f	Facility Deficiencies-Recreation, Library		
1g	% Housing Units, Vacant		2g	Facility Deficiencies - Education		
3a	Improvement Activity Level		3b	Construction Activity Level		

CENSUS TRACT J-11

HIGHEST PROBLEM  
TRACT SCORE  
e.g., Highest %  
Dilapidated, Low-  
est Improvement  
Activity Level,  
etc.

SAN FRANCISCO  
SCORE OR AVERAGE



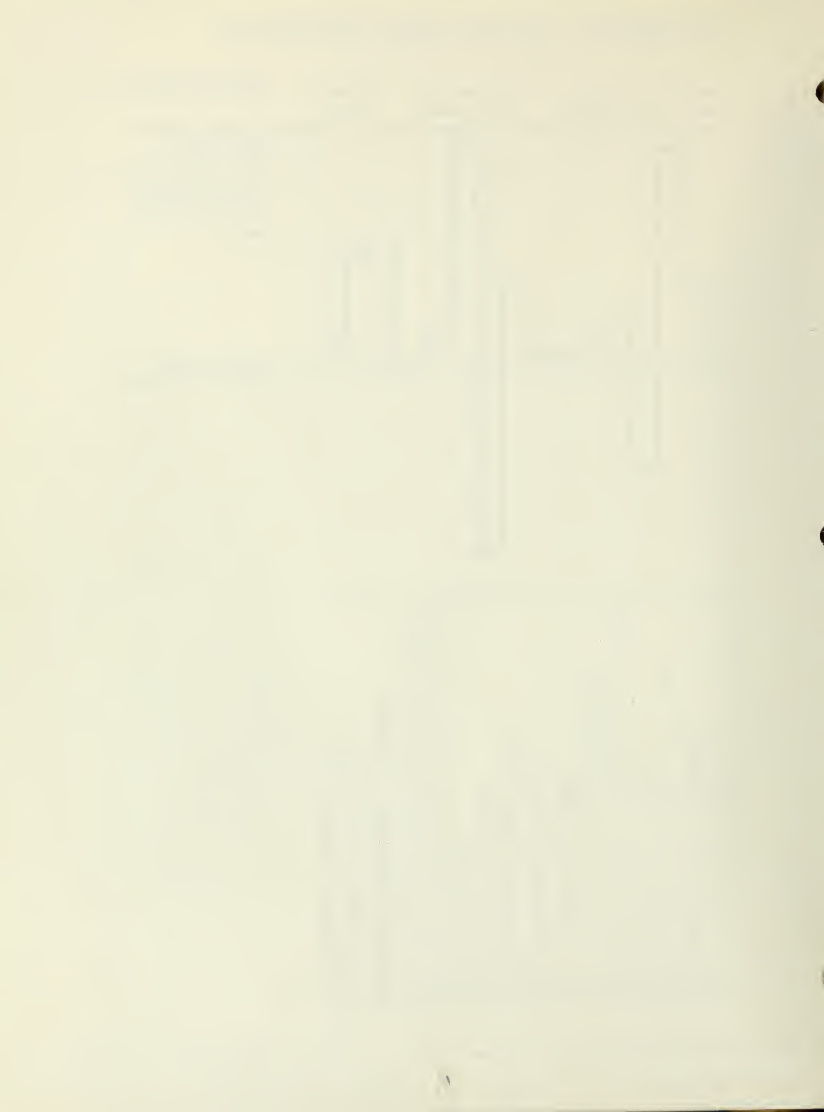
# PHYSICAL PROBLEM PROFILE

Housing and Occupancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated		2a	Non-Conforming Use Penalty		
1b	% Housing Units, Substandard		2b	Block Size and Shape Penalty		
1c	% Housing Units, 20 Yrs. Old or More		2c	Street Layout Penalty		
1d	Lot Size and Shape Penalty		2d	Traffic Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		2e	Facility Deficiencies-Protective Functions		
1f	% Housing Units, Shared or No Bath		2f	Facility Deficiencies-Recreation, Library		
1g	% Housing Units, Vacant		2g	Facility Deficiencies - Education		
2a	Non-Conforming Use Penalty		3a	Improvement Activity Level		
2b	Block Size and Shape Penalty		3b	Construction Activity Level		
2c	Street Layout Penalty					
2d	Traffic Penalty					
2e	Facility Deficiencies-Protective Functions					
2f	Facility Deficiencies-Recreation, Library					
2g	Facility Deficiencies - Education					
3a	Improvement Activity Level					
3b	Construction Activity Level					

CENSUS TRACT J-12

HIGHEST PROBLEM TRACT SCORE  
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

SAN FRANCISCO SCORE OR AVERAGE





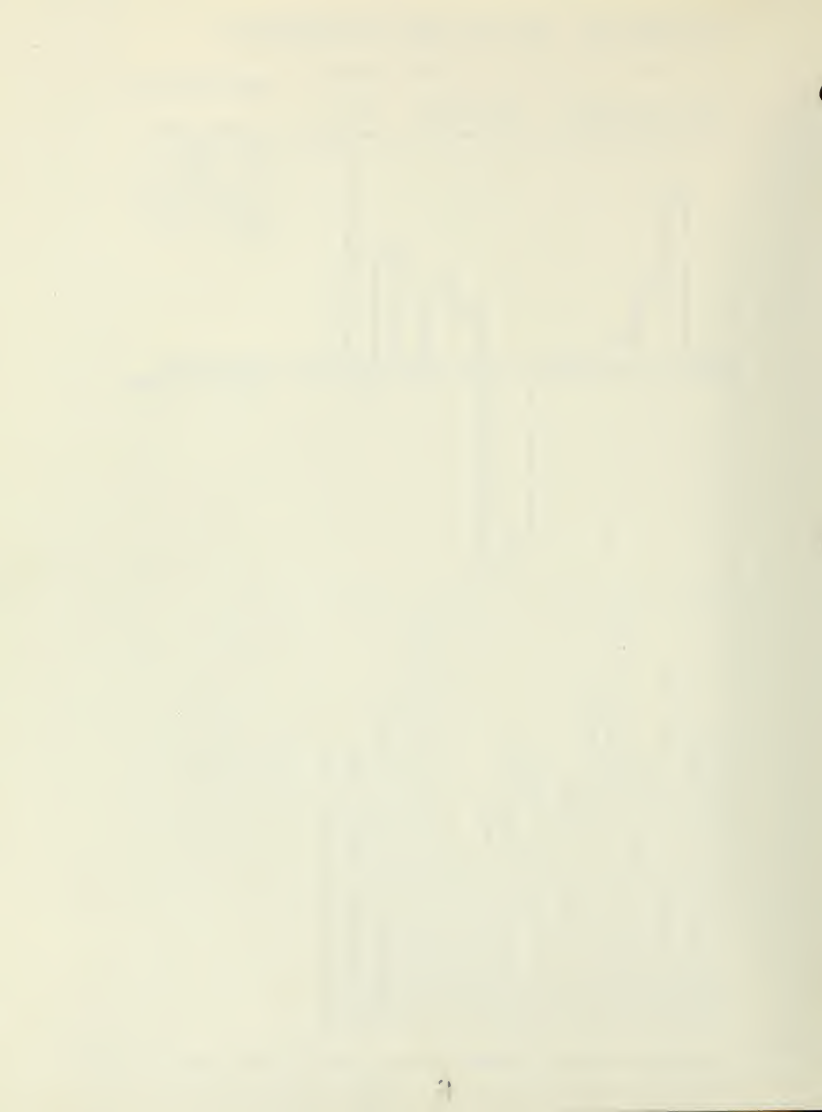
# PHYSICAL PROBLEM PROFILE

Housing and Occupancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated					
1b	% Housing Units, Substandard					
1c	% Housing Units, 20 Yrs. Old or More					
1d	Lot Size and Shape Penalty					
1e	% Housing Units, 1.01 Persons/Room or More					
1f	% Housing Units, Shared or No Bath					
1g	% Fousing Units, Vacant					
2a	Non-Conforming Use Penalty					
2b	Block Size and Shape Penalty					
2c	Street Layout Penalty					
2d	Traffic Penalty					
2e	Facility Deficiencies-Protective Functions					
2f	Facility Deficiencies-Recreation, Library					
2g	Facility Deficiencies - Education					
3a	Improvement Activity Level					
3b	Construction Activity Level					

CENSUS TRACT J-13

← HIGHEST PROBLEM TRACT SCORE  
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

← SAN FRANCISCO SCORE OR AVERAGE



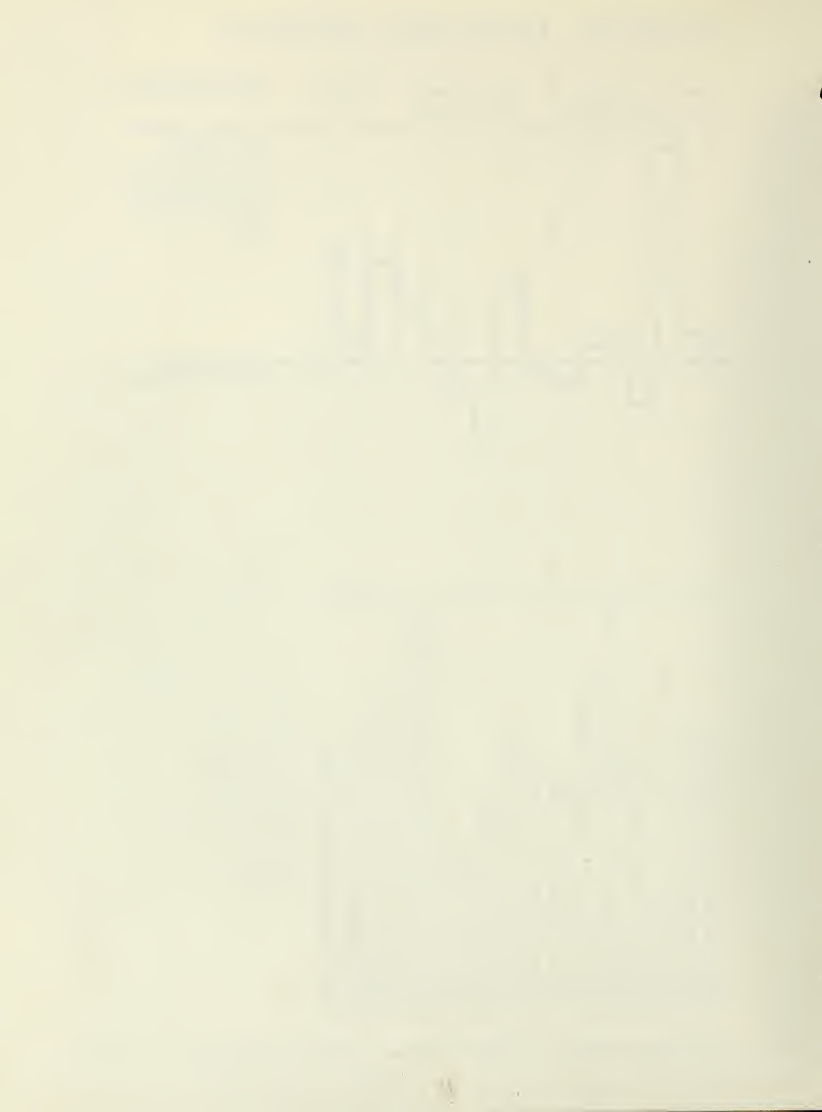
# PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated		2a	Non-Conforming Use Penalty		
1b	% Housing Units, Substandard		2b	Block Size and Shape Penalty		
1c	% Housing Units, 20 Yrs. Old or More		2c	Street Layout Penalty		
1d	Lot Size and Shape Penalty		2d	Traffic Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		2e	Facility Deficiencies-Protective Functions		
1f	% Housing Units, Shared or No Bath		2f	Facility Deficiencies-Recreation, Library		
1g	% Posing Units, Vacant		2g	Facility Deficiencies - Education		
3a	Improvement Activity Level		3b	Construction Activity Level		

CENSUS TRACT J-17

← HIGHEST PROBLEM  
TRACT SCORE  
e.g., Highest %  
Dilapidated, Low-  
est Improvement  
Activity Level,  
etc.

← SAN FRANCISCO  
SCORE OR AVERAGE



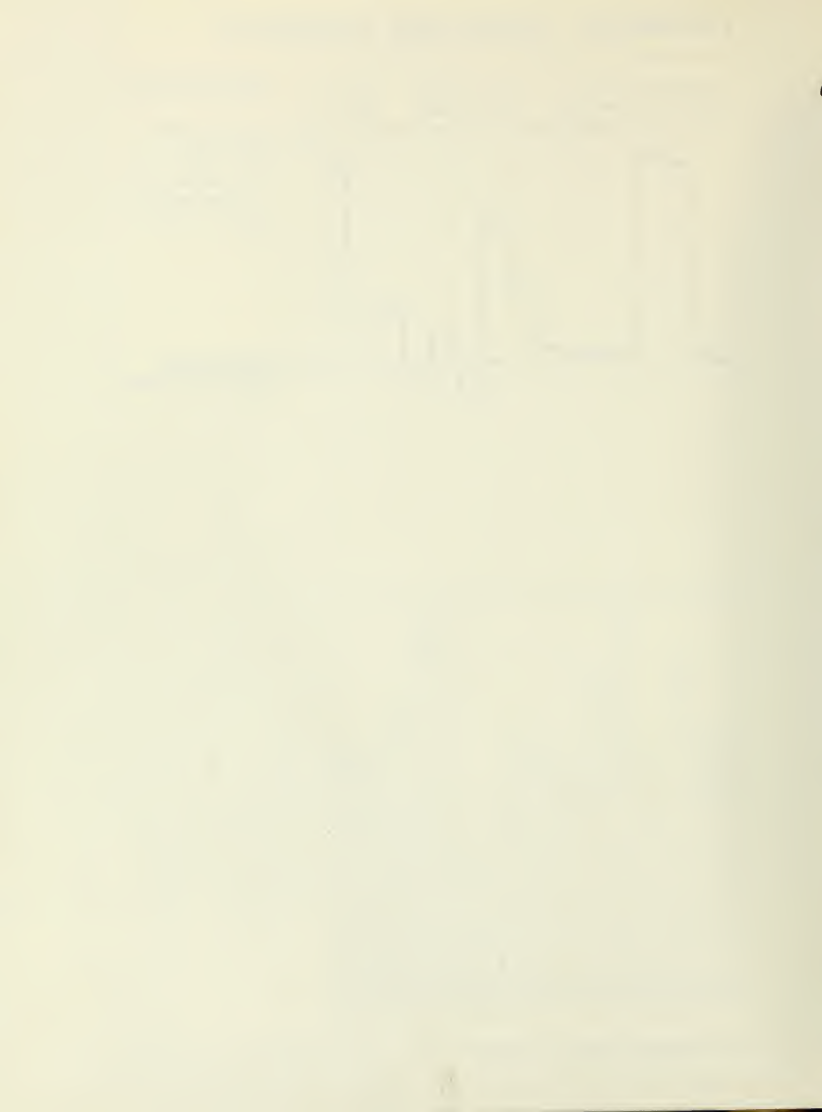
# PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated					
1b	% Housing Units, Substandard					
1c	% Housing Units, 20 Yrs. Old or More					
1d	Lot Size and Shape Penalty					
1e	% Housing Units, 1.01 Persons/Room or More					
1f	% Housing Units, Shared or No Bath					
1g	% Housing Units, Vacant					
2a	Non-Conforming Use Penalty					
2b	Block Size and Shape Penalty					
2c	Street Layout Penalty					
2d	Traffic Penalty					
2e	Facility Deficiencies-Protective Functions					
2f	Facility Deficiencies-Recreation, Library					
2g	Facility Deficiencies - Education					
3a	Improvement Activity Level					
3b	Construction Activity Level					

CENSUS TRACT J-18

HIGHEST PROBLEM  
TRACT SCORE  
e.g., Highest %  
Dilapidated, Low-  
est Improvement  
Activity Level,  
etc.

SAN FRANCISCO  
SCORE OR AVERAGE



## SECTION 4

### POPULATION AND HOUSING CHARACTERISTICS MAPS, 1960, BY ENUMERATION DISTRICT

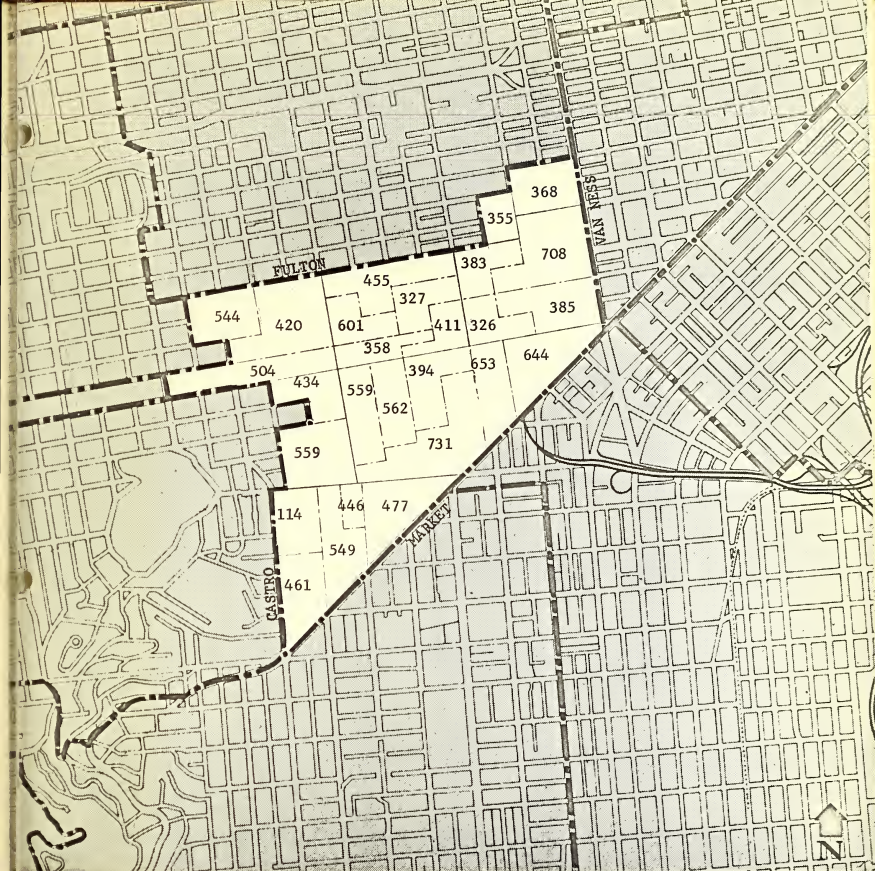
The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

Arthur D. Little, Inc.

level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

Arthur D. Little, Inc.





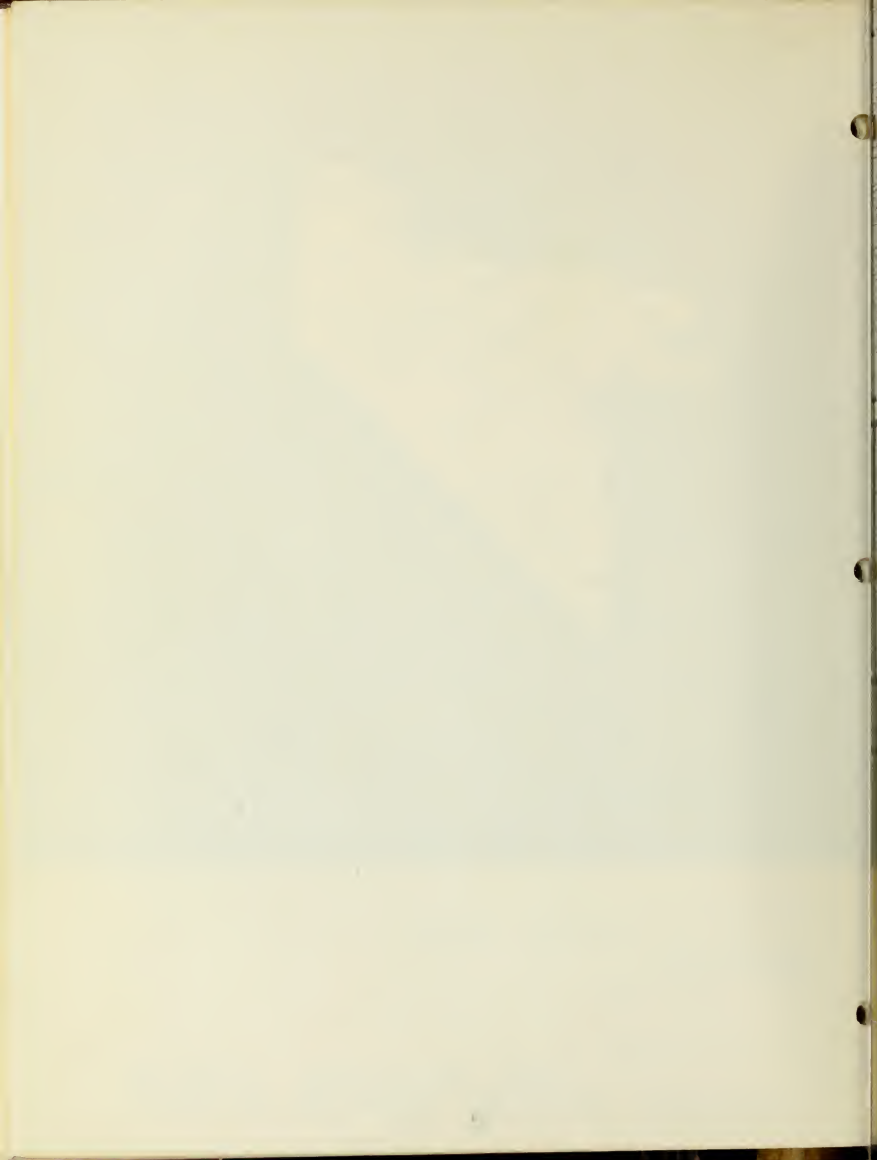
# NUMBER OF HOUSING UNITS

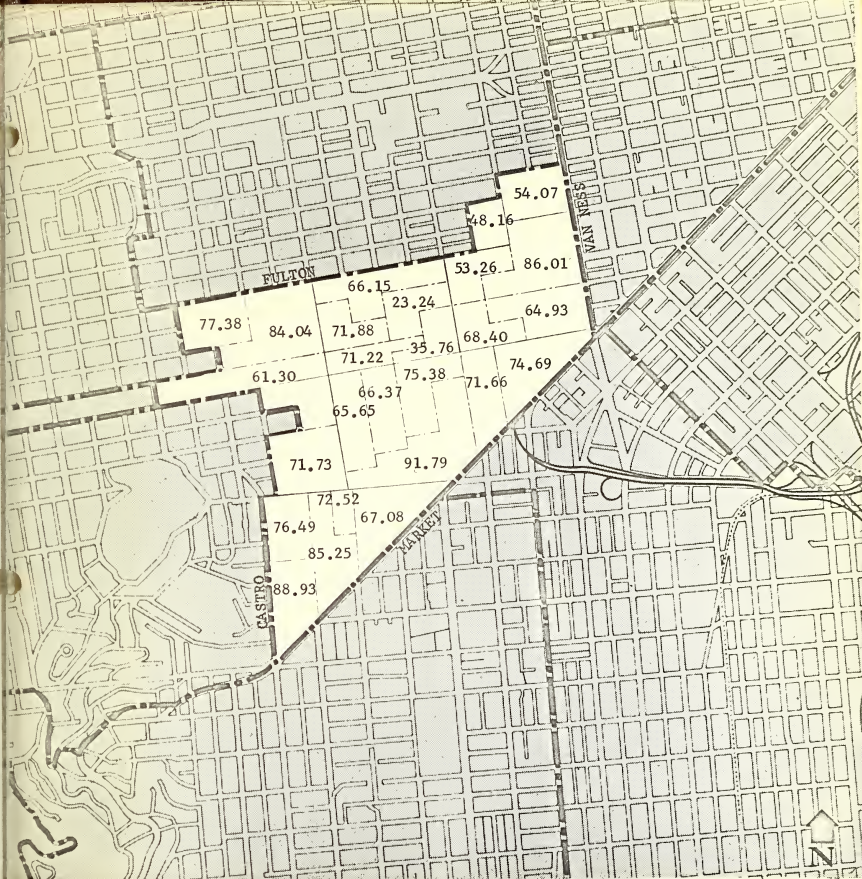
Programming Area 6

Source: 1960 U.S. Census

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP





PER CENT OF HOUSING UNITS,  
SOUND WITH ALL PLUMBING

Programming Area 6

Source: 1960 U.S. Census

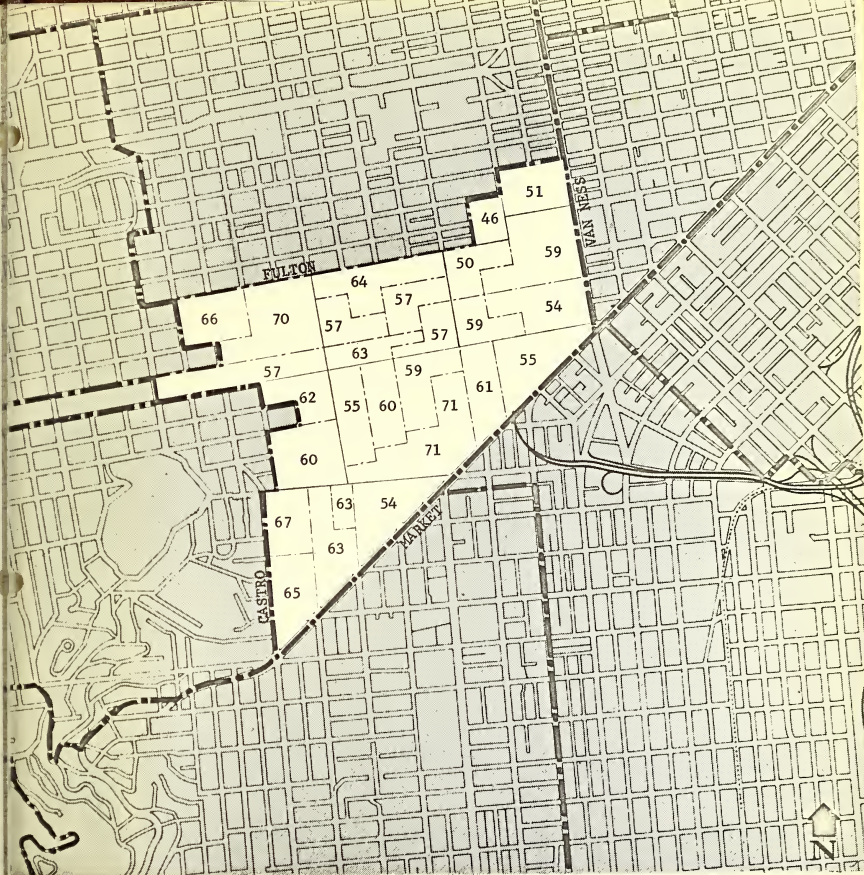
SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

6 100

CRP







# AVERAGE RENT OF RENTAL HOUSING UNITS

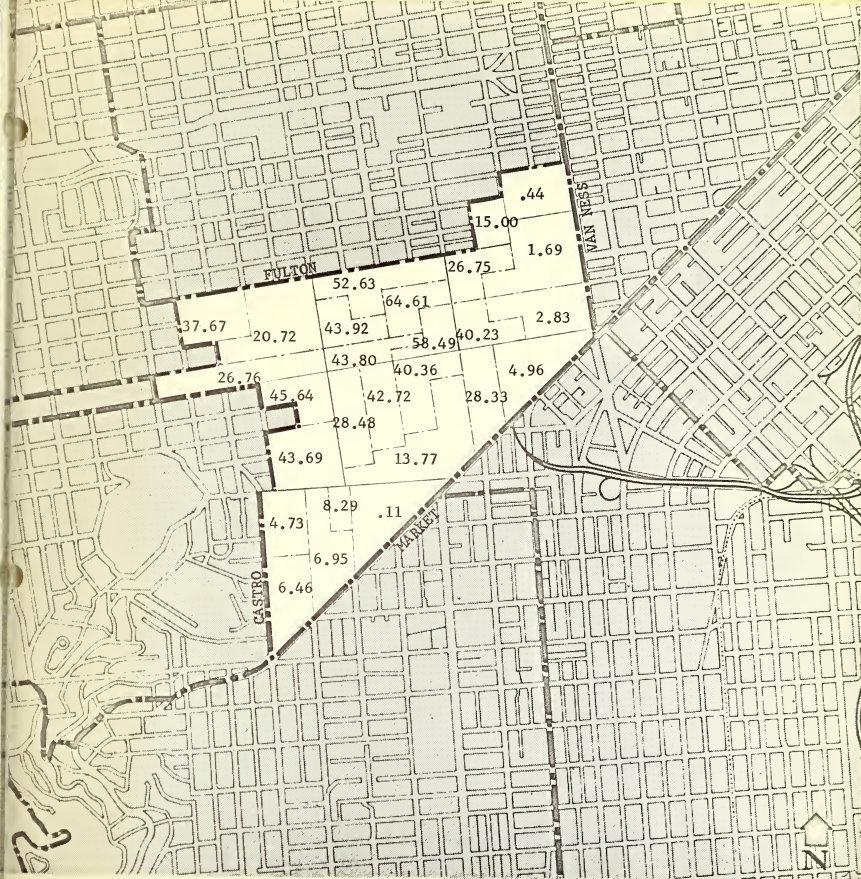
Programming Area 6

Source: 1960 U.S. Census

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP





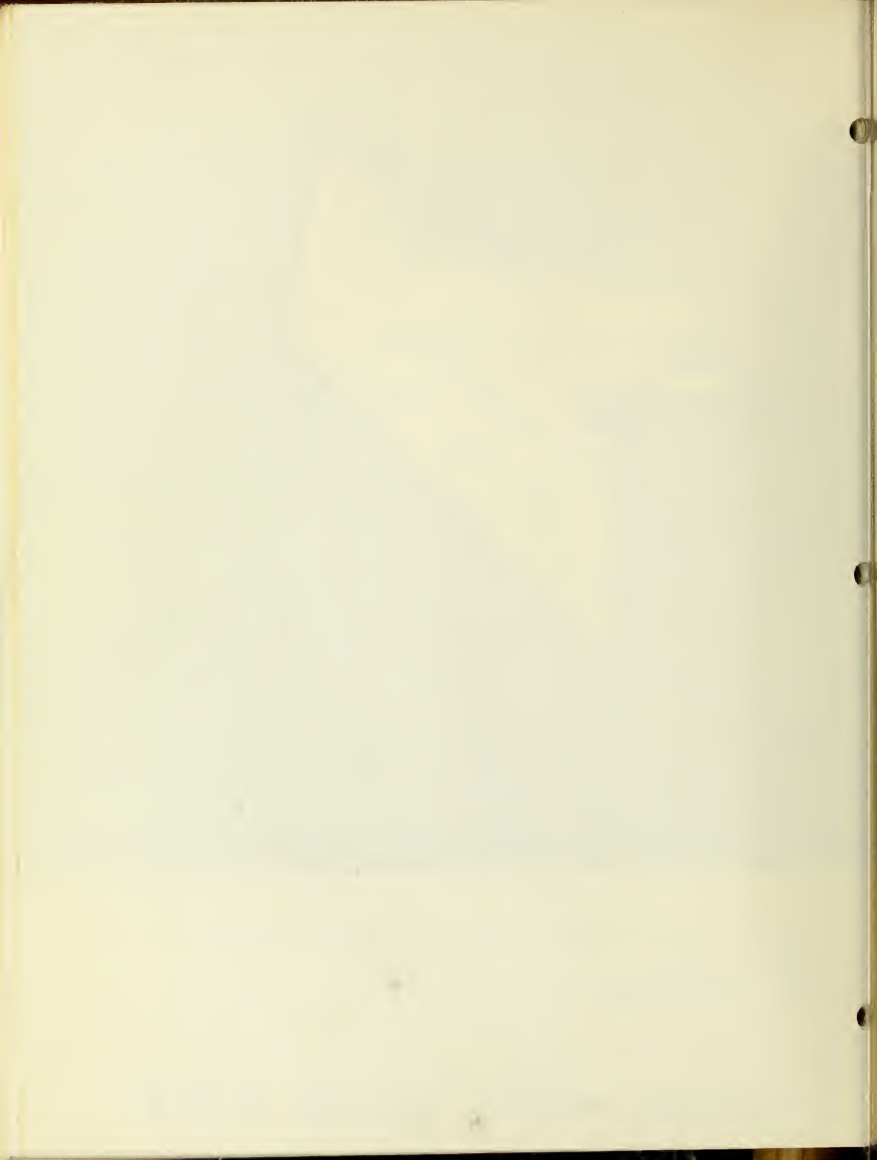
NEGROES AS A PER CENT OF POPULATION

Programming Area 6

Source: 1960 U.S. Census

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

CRP





## SECTION 5

### POPULATION AND HOUSING TRENDS, 1950-1960, BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

Arthur D. Little, Inc.

net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

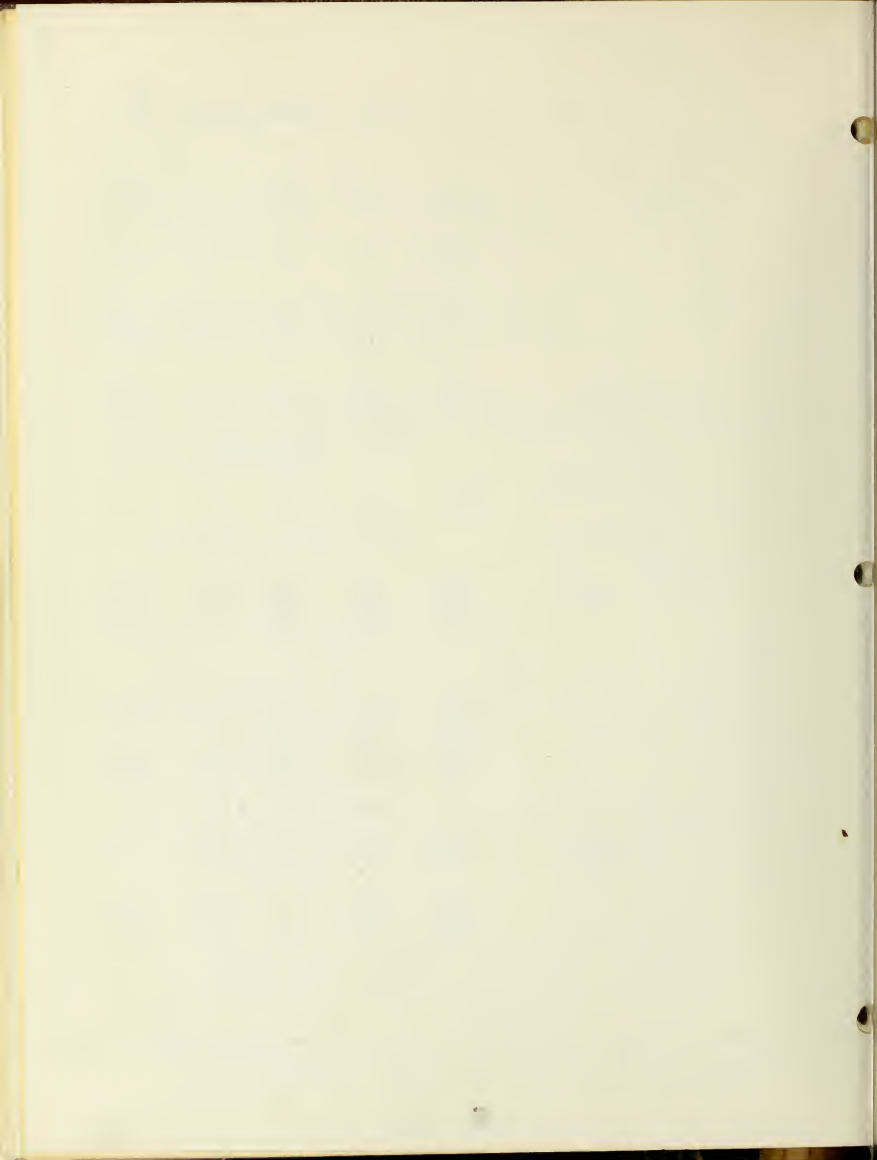
Arthur D. Little, Inc.

## PROGRAMMING AREA 6

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	27093	23484	-3609	-13.3	20355
HOUSEHOLDS	11293	10601	-692	-6.1	9951
2. FAMILY COMP.					
FAMILIES	7165	5367	-1798	-25.0	4020
UNREL. INDIV.	6785	6522	-263	-3.8	6269
3. RACE					
WHITE	24330	15107	-9223	-37.9	9380
NEGRO	2150	6738	4588	213.3	21116
OTHER	613	1639	1026	167.3	4382
4. AGE					
UNDER 21 YRS	5252	6053	801	15.2	6976
65 YRS AND OVER	2923	3003	80	2.7	3085
21-64 YRS	18918	14428	-4490	-23.7	11003
5. INCOME + EDUC.					
MEDIAN INCOME		NOT	A	V	A
MED. SCHOOL YRS.		NOT	A	V	A
LESS THAN HS EDUC.	16750	8637	-8113	-48.4	4453
6. EMPLOYMENT STATUS					
LABOR FORCE	14405	12388	-2017	-14.0	10653
P.C. UNEMPLOYED		NOT	A	V	A
P.C. WOMEN IN L.F.		NOT	A	V	A
7. OCCUPATION					
PROFESSION. + MGR.	2125	1512	-613	-28.8	1075
CLERICAL + SALES	3767	2941	-826	-21.9	2296
OTHER	6904	6563	-341	-4.9	6238

## HOUSING

1. NUMBER					
HOUSING UNITS	11551	11277	-274	-2.3	11009
2. TENURE					
OWNER OCCUPIED	1361	1028	-333	-24.4	776
RENTER OCCUPIED	10027	9573	-454	-4.5	9139
VACANT	346	673	327	94.5	1309
3. CONDITION					
DILAP. OR LACK PLBG.	2483	5004	2521	101.5	10084
4. OCCUPANCY					
MED. PERSONS/UNIT	100	86	-14	-14.0	73
UNITS OVERCROWDED	1015	899	-116	-11.4	796
5. STRUCTURE TYPE					
SINGLE FAMILY	952	967	15	1.5	982
2-4 UNITS	3469	3533	64	1.8	3598
5 OR MORE UNITS	7130	6777	-353	-4.9	6441
6. RENT-VALUE					
MEDIAN RENT		NOT	A	V	A
MEDIAN VALUE		NOT	A	V	A

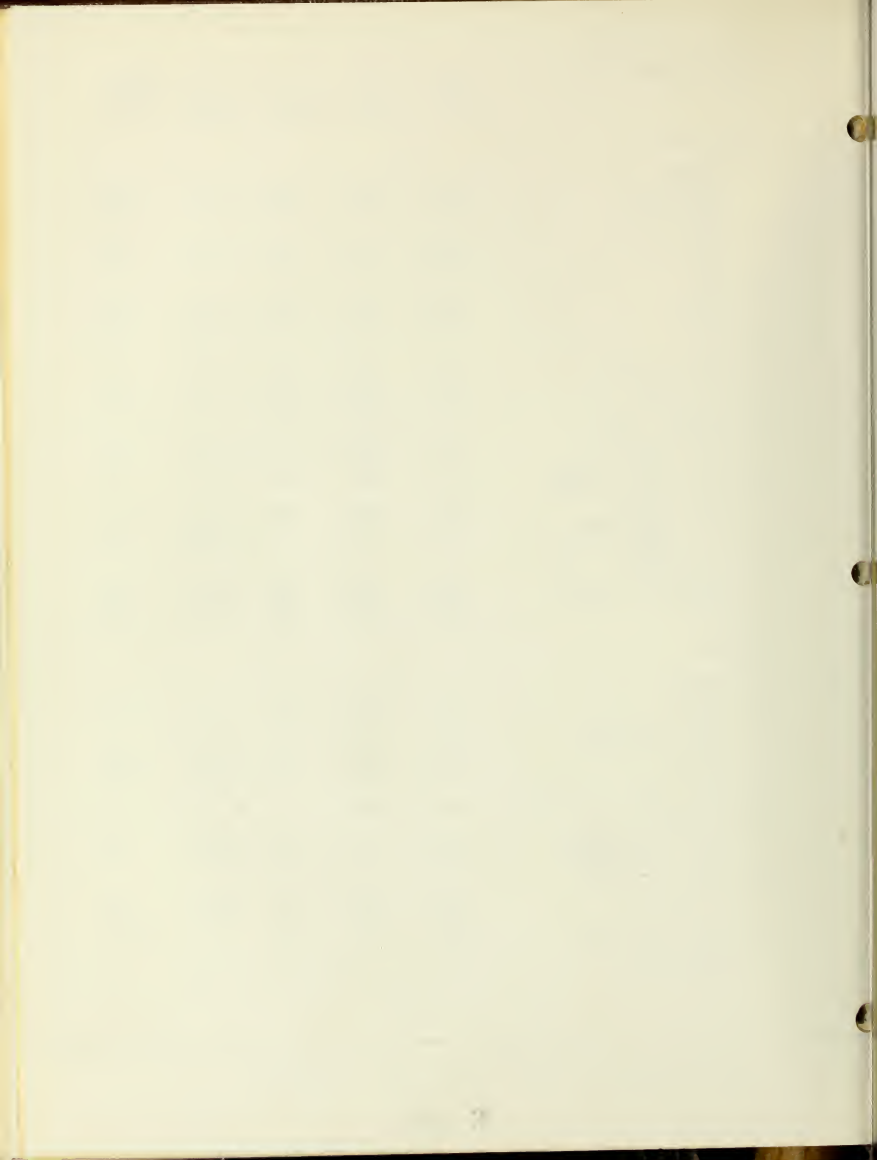


## CENSUS TRACT J 11

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	4354	2851	-1503	-34.5	1866
HOUSEHOLDS	2047	1650	-397	-19.3	1329
2. FAMILY COMP.					
FAMILIES	1110	601	-509	-45.8	325
UNREL. INDIV.	1355	1149	-206	-15.2	974
3. RACE					
WHITE	4039	2264	-1775	-43.9	1269
NEGRO	203	456	253	124.6	1024
OTHER	112	131	19	16.9	153
4. AGE					
UNDER 21 YRS	660	499	-161	-24.3	377
65 YRS AND OVER	469	454	-15	-3.1	439
21-64 YRS	3225	1898	-1327	-41.1	1117
5. INCOME + EDUC.					
MEDIAN INCOME	2602	3522	920	35.3	4767
MED. SCHOOL YRS.	111	102	-9	-8.1	93
LESS THAN HS EDUC.	2990	1329	-1661	-55.5	590
6. EMPLOYMENT STATUS					
LABOR FORCE	2515	1659	-856	-34.0	1094
P.C. UNEMPLOYED	895	844	-51	-5.6	795
P.C. WOMEN IN L.F.	39	34	-5	-12.8	29
7. OCCUPATION					
PROFESSION. + MGR.	330	226	-104	-31.5	154
CLERICAL + SALES	470	396	-74	-15.7	333
OTHER	1201	874	-327	-27.2	636

## HOUSING

1. NUMBER					
HOUSING UNITS	2087	1802	-285	-13.6	1555
2. TENURE					
OWNER OCCUPIED	114	45	-69	-60.5	17
RENTER OCCUPIED	1928	1605	-323	-16.7	1336
VACANT	59	152	93	157.6	391
3. CONDITION					
DILAP. OR LACK PLBG.	382	405	23	6.0	429
4. OCCUPANCY					
MED. PERSONS/UNIT	17	14	-3	-17.6	11
UNITS OVERCROWDED	165	95	-70	-42.4	54
5. STRUCTURE TYPE					
SINGLE FAMILY	147	129	-18	-12.2	113
2-4 UNITS	362	240	-122	-33.7	159
5 OR MORE UNITS	1578	1433	-145	-9.1	1301
6. RENT-VALUE					
MEDIAN RENT	36	63	27	75.0	110
MEDIAN VALUE	0	0	0	0.0	0

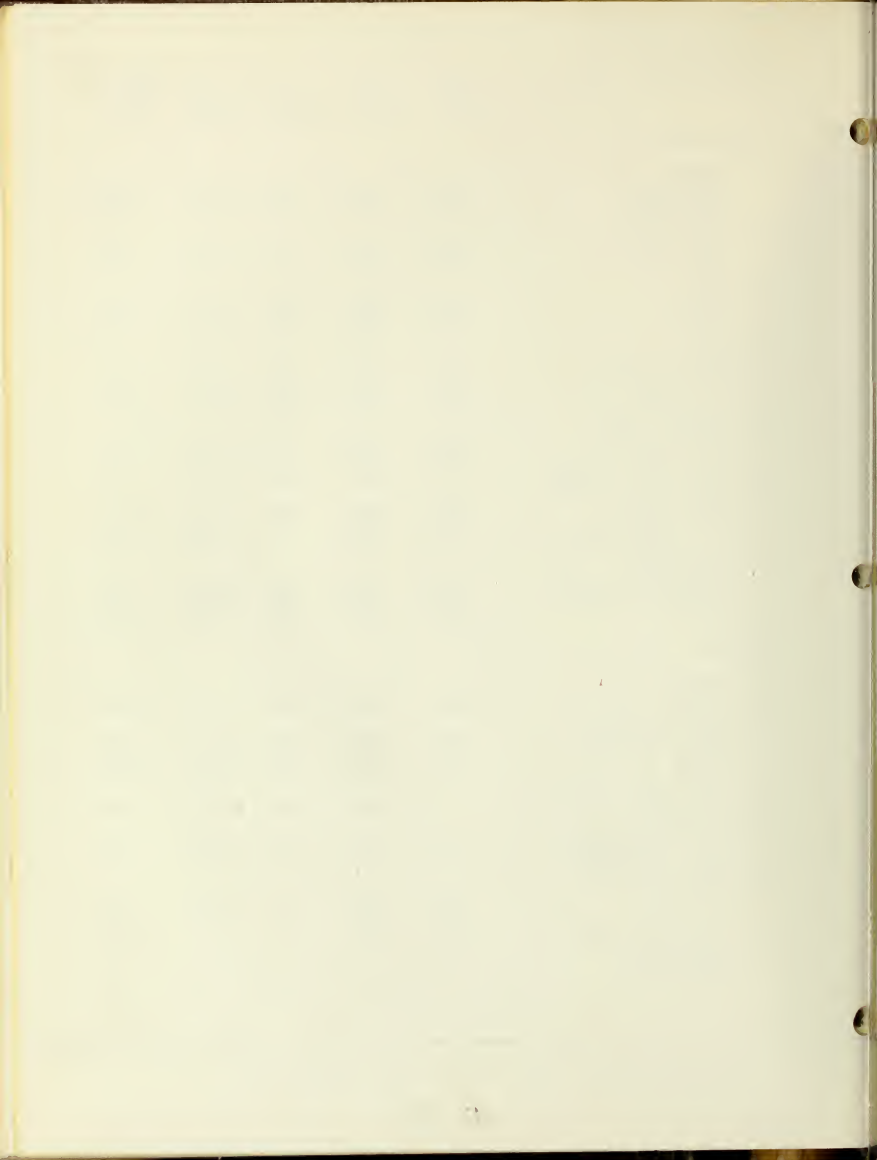


## CENSUS TRACT J 12

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	5722	5017	-705	-12.3	4398
HOUSEHOLDS	2187	2015	-172	-7.8	1856
2. FAMILY COMP.					
FAMILIES	1555	1137	-418	-26.8	831
UNREL. INDIV.	1300	1362	62	4.7	1426
3. RACE					
WHITE	4320	2026	-2294	-53.1	950
NEGRO	1210	2603	1393	115.1	5599
OTHER	192	388	196	102.0	784
4. AGE					
UNDER 21 YRS	1249	1510	261	20.8	1825
65 YRS AND OVER	514	444	-70	-13.6	383
21-64 YRS	3959	3063	-896	-22.6	2369
5. INCOME + EDUC.					
MEDIAN INCOME	2540	3188	648	25.5	4001
MED. SCHOOL YRS.	109	105	-4	-3.6	101
LESS THAN HS EDUC.	3570	1809	-1761	-49.3	916
6. EMPLOYMENT STATUS					
LABOR FORCE	2989	2614	-375	-12.5	2286
P.C. UNEMPLOYED	1131	1339	208	18.3	1585
P.C. WOMEN IN L.F.	40	43	3	7.5	46
7. OCCUPATION					
PROFESSION. + MGR.	386	303	-83	-21.5	237
CLERICAL + SALES	645	401	-244	-37.8	249
OTHER	1606	1544	-62	-3.8	1484

## HOUSING

1. NUMBER					
HOUSING UNITS	2191	2152	-39	-1.7	2113
2. TENURE					
OWNER OCCUPIED	320	226	-94	-29.3	159
RENTER OCCUPIED	1925	1789	-136	-7.0	1662
VACANT	39	137	98	251.2	481
3. CONDITION					
DILAP. OR LACK PLBG.	676	420	-256	-37.8	260
4. OCCUPANCY					
MED. PERSONS/UNIT	21	19	-2	-9.5	17
UNITS OVERCROWDED	293	225	-68	-23.2	172
5. STRUCTURE TYPE					
SINGLE FAMILY	132	128	-4	-3.0	124
2-4 UNITS	818	862	44	5.3	908
5 OR MORE UNITS	1241	1162	-79	-6.3	1088
6. RENT-VALUE					
MEDIAN RENT	35	64	29	82.9	117
MEDIAN VALUE	0	14100	14100	0.0	0





## CENSUS TRACT J 13

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	4692	4262	-430	-9.1	3871
HOUSEHOLDS	1974	1861	-113	-5.7	1754
2. FAMILY COMP.					
FAMILIES	1355	1029	-326	-24.0	781
UNREL. INDIV.	1065	1036	-29	-2.7	1007
3. RACE					
WHITE	4257	2357	-1900	-44.6	1305
NEGRO	317	1529	1212	382.3	7374
OTHER	118	376	258	218.6	1198
4. AGE					
UNDER 21 YRS	921	1097	176	19.1	1306
65 YRS AND OVER	526	537	11	2.0	548
21-64 YRS	3245	2628	-617	-19.0	2128
5. INCOME + EDUC.					
MEDIAN INCOME	2830	3780	950	33.5	5048
MED. SCHOOL YRS.	11.7	12.0	3	2.5	123
LESS THAN HS EDUC.	3115	1398	-1717	-55.1	627
6. EMPLOYMENT STATUS					
LABOR FORCE	2489	2234	-255	-10.2	2005
P.C. UNEMPLOYED	771	1090	319	41.3	1540
P.C. WOMEN IN L.F.	40	35	-5	-12.5	30
7. OCCUPATION					
PROFESSION. + MGR.	413	307	-106	-25.6	228
CLERICAL + SALES	764	483	-281	-36.7	305
OTHER	1095	1127	32	2.9	1159
HOUSING					
1. NUMBER					
HOUSING UNITS	2089	1997	-92	-4.4	1909
2. TENURE					
OWNER OCCUPIED	221	188	-33	-14.9	159
RENTER OCCUPIED	1785	1673	-112	-6.2	1568
VACANT	112	133	21	18.7	157
3. CONDITION					
DILAP. OR LACK PLBG.	461	301	-160	-34.7	196
4. OCCUPANCY					
MED. PERSONS/UNIT	20	18	-2	-10.0	16
UNITS OVERCROWDED	186	164	-22	-11.8	144
5. STRUCTURE TYPE					
SINGLE FAMILY	102	29	-73	-71.5	8
2-4 UNITS	549	627	78	14.2	716
5 OR MORE UNITS	1438	1341	-97	-6.7	1250
6. RENT-VALUE					
MEDIAN RENT	39	71	32	82.1	129
MEDIAN VALUE	0	18800	18800	0.0	0



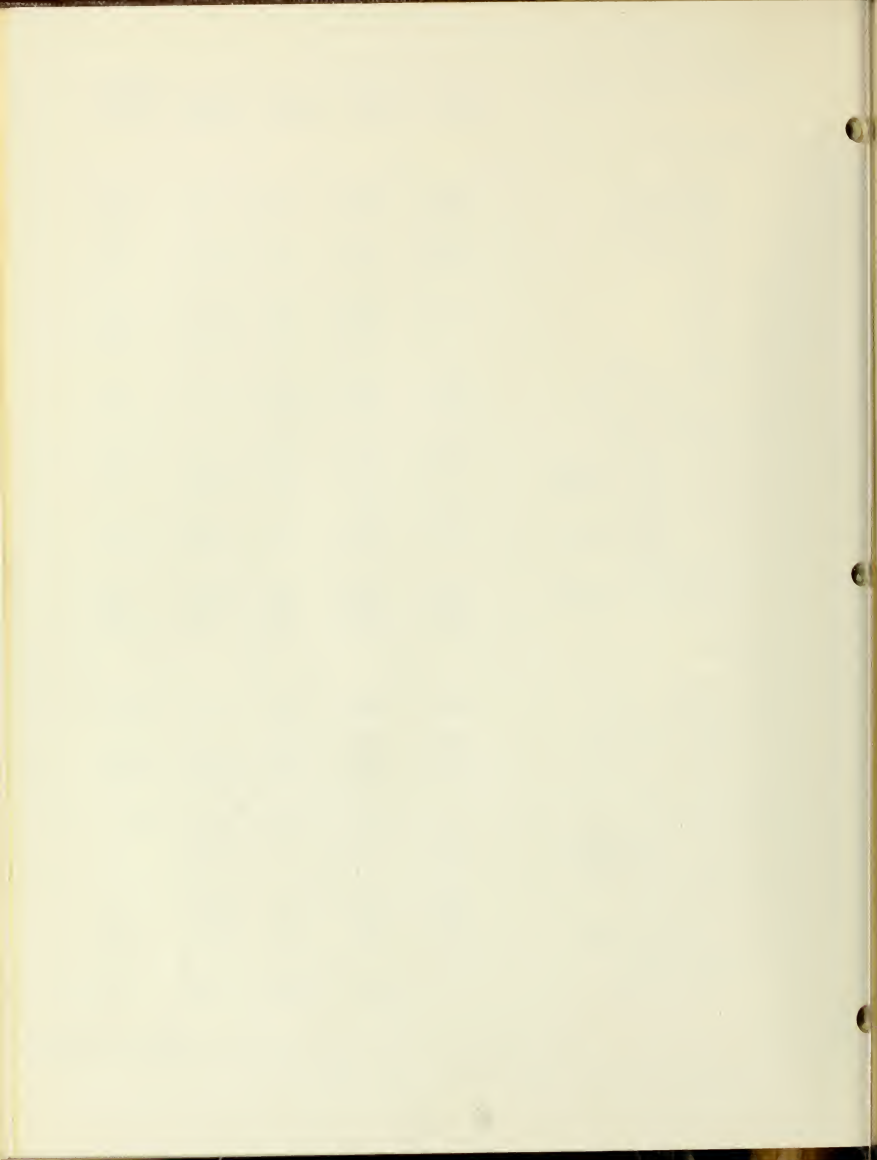
## CENSUS TRACT J 17

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	8104	7291	-813	-10.0	6559
HOUSEHOLDS	3523	3410	-113	-3.2	3300
2. FAMILY COMP.					
FAMILIES	2080	1642	-438	-21.0	1296
UNREL. INDIV.	2135	2182	47	2.2	2230
3. RACE					
WHITE	7560	4831	-2729	-36.0	3087
NEGRO	378	1933	1555	411.3	9884
OTHER	166	527	361	217.4	1673
4. AGE					
UNDER 21 YRS	1506	1783	277	18.3	2110
65 YRS AND OVER	933	1036	103	11.0	1150
21-64 YRS	5665	4472	-1193	-21.0	3530
5. INCOME + EDUC.					
MEDIAN INCOME	2497	3829	1332	53.3	5871
MED. SCHOOL YRS.	112	112	0	0.0	112
LESS THAN HS EDUC.	5375	2683	-2692	-50.0	1339
6. EMPLOYMENT STATUS					
LABOR FORCE	4332	3899	-433	-9.9	3509
P.C. UNEMPLOYED	843	939	96	11.3	1045
P.C. WOMEN IN L.F.	41	42	1	2.4	43
7. OCCUPATION					
PROFESSION. + MGR.	647	406	-241	-37.2	254
CLERICAL + SALES	1302	1015	-287	-22.0	791
OTHER	1994	2104	110	5.5	2220
HOUSING					
1. NUMBER					
HOUSING UNITS	3613	3543	-70	-1.9	3474
2. TENURE					
OWNER OCCUPIED	400	283	-117	-29.2	200
RENTER OCCUPIED	3144	3127	-17	-.5	3110
VACANT	112	133	21	18.7	157
3. CONDITION					
DILAP. OR LACK PLBG.	768	629	-139	-18.0	515
4. OCCUPANCY					
MED. PERSONS/UNIT	19	16	-3	-15.7	13
UNITS OVERCROWDED	263	298	35	13.3	337
5. STRUCTURE TYPE					
SINGLE FAMILY	217	390	173	79.7	700
2-4 UNITS	994	957	-37	-3.7	921
5 OR MORE UNITS	2402	2196	-206	-8.5	2007
6. RENT-VALUE					
MEDIAN RENT	36	63	27	75.0	110
MEDIAN VALUE	0	14900	14900	0.0	0



## CENSUS TRACT J 18

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	4221	4063	-158	-3.7	3910
HOUSEHOLDS	1562	1665	103	6.5	1774
2. FAMILY COMP.					
FAMILIES	1065	958	-107	-10.0	861
UNREL. INDIV.	930	793	-137	-14.7	676
3. RACE					
WHITE	4154	3629	-525	-12.6	3170
NEGRO	42	217	175	416.6	1121
OTHER	25	217	192	768.0	1883
4. AGE					
UNDER 21 YRS	916	1164	248	27.0	1479
65 YRS AND OVER	481	532	51	10.6	588
21-64 YRS	2824	2367	-457	-16.1	1983
5. INCOME + EDUC.					
MEDIAN INCOME	2552	4538	1986	77.8	8069
MED. SCHOOL YRS.	10.1	11.2	1.1	10.8	12.4
LESS THAN HS EDUC.	1700	1418	-282	-16.5	1182
6. EMPLOYMENT STATUS					
LABOR FORCE	2080	1982	-98	-4.7	1888
P.C. UNEMPLOYED	601	701	100	16.6	817
P.C. WOMEN IN L.F.	37	38	1	2.7	39
7. OCCUPATION					
PROFESSION. + MGR.	349	270	-79	-22.6	208
CLERICAL + SALES	586	646	60	10.2	712
OTHER	1008	914	-94	-9.3	828
HOUSING					
1. NUMBER					
HOUSING UNITS	1571	1783	212	13.4	2023
2. TENURE					
OWNER OCCUPIED	306	286	-20	-6.5	267
RENTER OCCUPIED	1245	1379	134	10.7	1527
VACANT	24	118	94	391.6	580
3. CONDITION					
DILAP. OR LACK PLBG.	196	3249	3053	1557.6	53857
4. OCCUPANCY					
MED. PERSONS/UNIT	23	19	-4	-17.3	15
UNITS OVERCROWDED	108	117	9	8.3	126
5. STRUCTURE TYPE					
SINGLE FAMILY	354	291	-63	-17.7	239
2-4 UNITS	746	847	101	13.5	961
5 OR MORE UNITS	471	645	174	36.9	883
6. RENT-VALUE					
MEDIAN RENT	36	69	33	91.7	132
MEDIAN VALUE	0	14400	14400	0.0	0



## SECTION 6

### IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS , BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

Arthur D. Little, Inc.

second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.

b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.

c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).

b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.

2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.

3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

Arthur D. Little, Inc.



4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

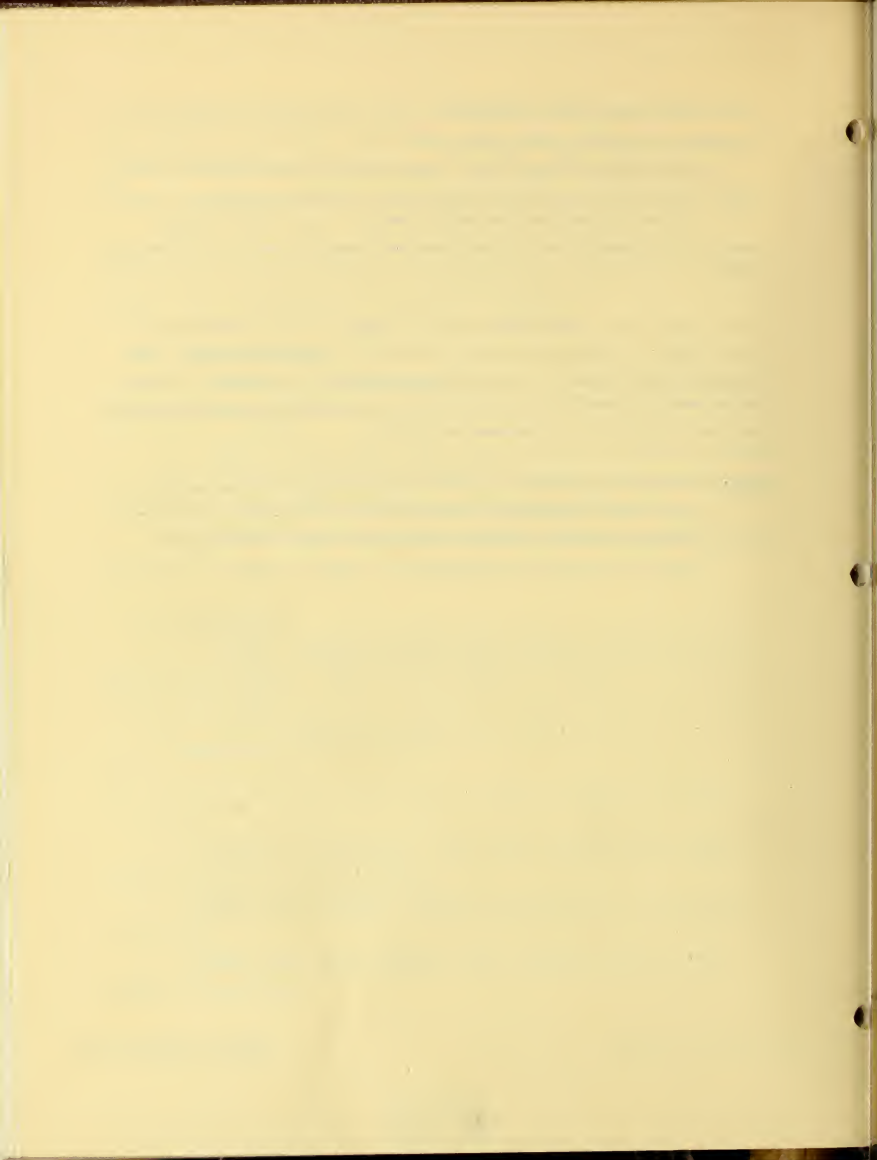
5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

Arthur D. Little, Inc.

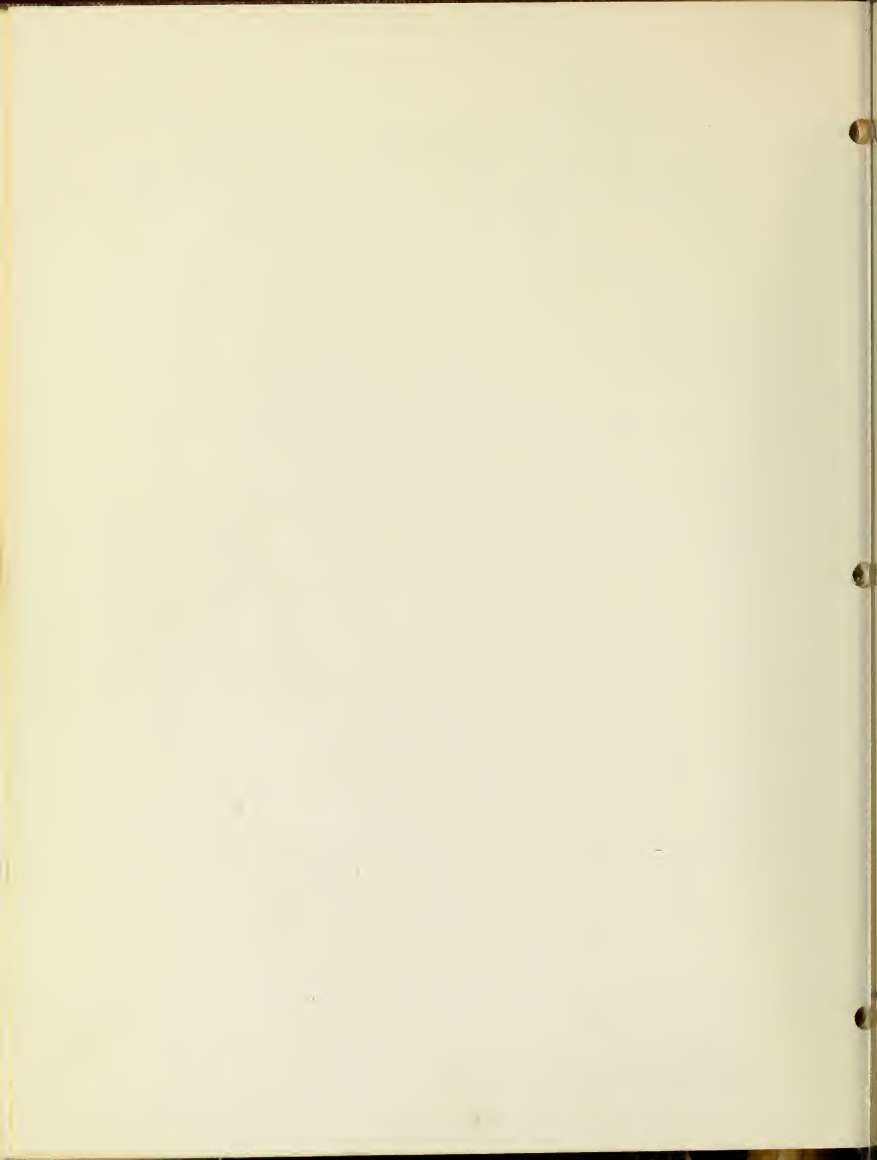


## PROGRAMMING AREA 6

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	15.4	17.0	5.5	16.0	22.0	38.0
HOUSING UNITS						
AFFECTED	71	35	37	68	75	143
AVE. \$ PER						
UNITS AFFECTED	218.	487.	150.	236.	293.	266.
PER CENT OF						
UNITS AFFECTED	49.6	24.4	25.8	47.5	52.4	100.0
\$/100 1960						
HOUSING UNITS	137.	151.	49.	142.	195.	337.
UNITS AFFECTED/						
100 1960 UNITS	.629	.310	.328	.602	.665	1.268

## IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



## CENSUS TRACT J11

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	0.0	0.0	2.2	0.0	2.2	2.2
HOUSING UNITS AFFECTED	0	0	27	0	27	27
AVE. \$ PER UNITS AFFECTED	0.	0.	83.	0.	83.	83.
PER CENT OF UNITS AFFECTED	0.0	0.0	100.0	0.0	100.0	100.0
\$/100 1960 HOUSING UNITS	0.	0.	124.	0.	124.	124.
UNITS AFFECTED/ 100 1960 UNITS	0.000	0.000	1.498	0.000	1.498	1.498

## CENSUS TRACT J12

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	3.5	14.0	2.5	4.1	15.9	20.0
HOUSING UNITS AFFECTED	4	10	2	11	5	16
AVE. \$ PER UNITS AFFECTED	875.	1400.	1250.	372.	3180.	1250.
PER CENT OF UNITS AFFECTED	25.0	62.5	12.5	68.7	31.2	100.0
\$/100 1960 HOUSING UNITS	162.	650.	116.	190.	738.	929.
UNITS AFFECTED/ 100 1960 UNITS	.185	.464	.092	.511	.232	.743

## IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



## CENSUS TRACT J13

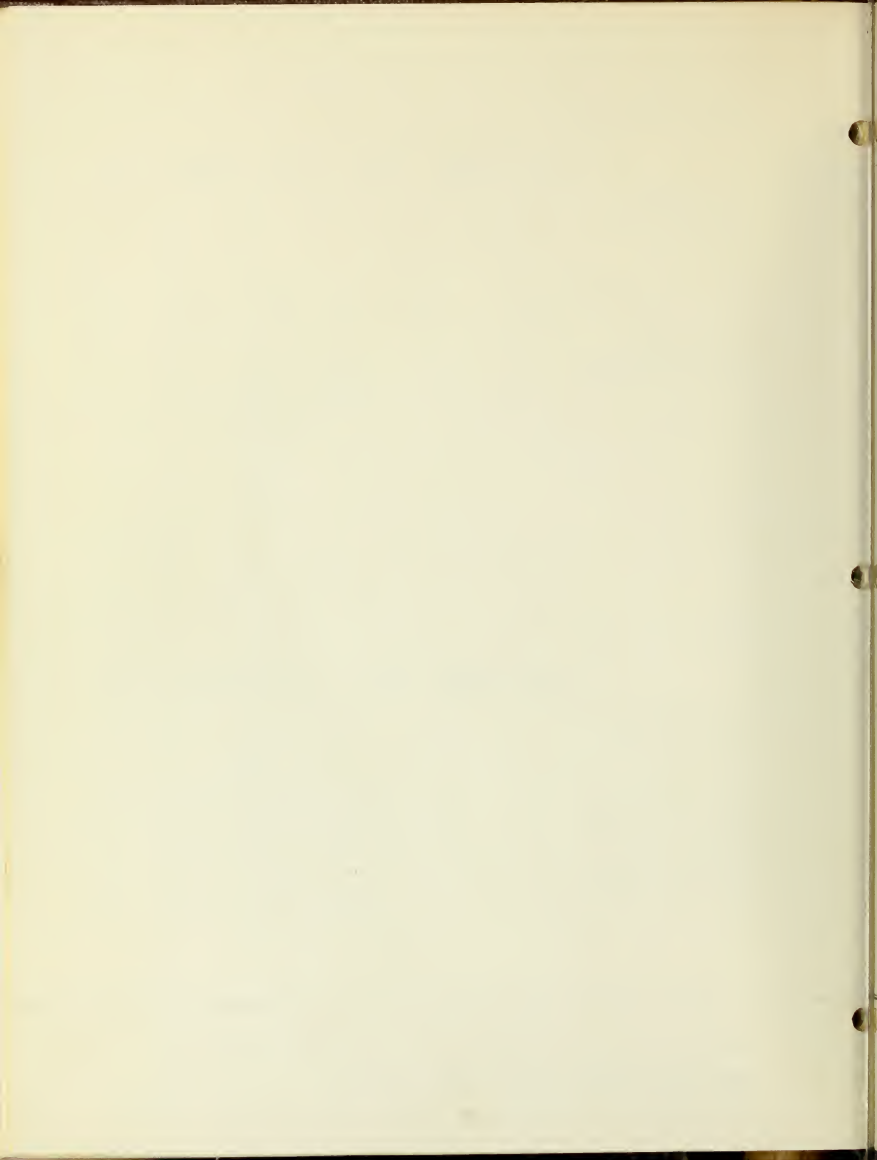
	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED (IN THOUSANDS)	1.3	0.0	0.0	.2	1.1	1.3
HOUSING UNITS AFFECTED	31	0	0	9	22	31
AVE. \$ PER UNITS AFFECTED	44.	0.	0.	24.	53.	44.
PER CENT OF UNITS AFFECTED	100.0	0.0	0.0	29.0	70.9	100.0
\$/100 1960 HOUSING UNITS AFFECTED/	69.	0.	0.	11.	58.	69.
100 1960 UNITS	1.552	0.000	0.000	.450	1.101	1.552

## CENSUS TRACT J17

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED (IN THOUSANDS)	7.0	2.2	.8	8.3	1.7	10.0
HOUSING UNITS AFFECTED	22	17	8	30	17	47
AVE. \$ PER UNITS AFFECTED	318.	132.	100.	278.	100.	213.
PER CENT OF UNITS AFFECTED	46.8	36.1	17.0	63.8	36.1	100.0
\$/100 1960 HOUSING UNITS AFFECTED/	197.	63.	22.	235.	47.	283.
100 1960 UNITS	.620	.479	.225	.846	.479	1.326

## IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



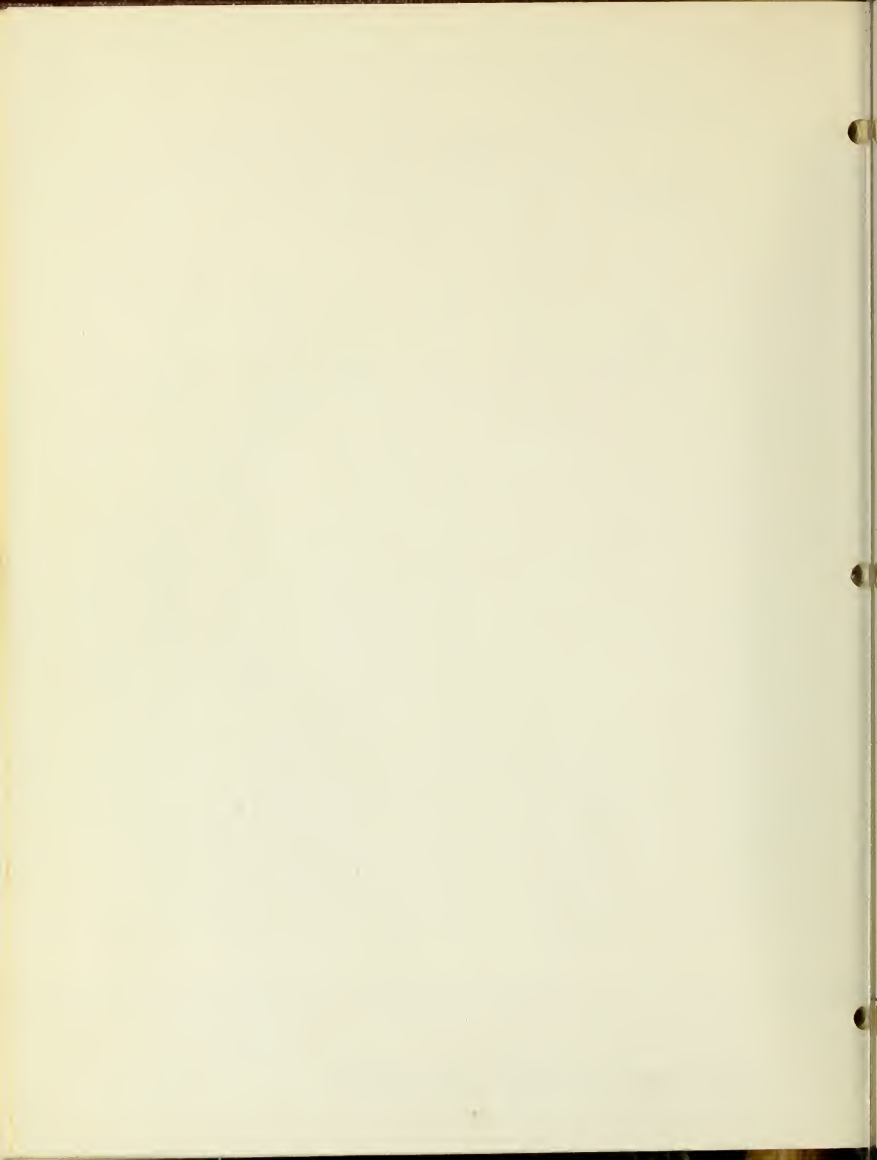


## CENSUS TRACT J18

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED (IN THOUSANDS)	3.6	.8	0.0	3.4	1.0	4.4
HOUSING UNITS AFFECTED	14	8	0	18	4	22
AVE. \$ PER UNITS AFFECTED	257.	100.	0.	188.	250.	200.
PER CENT OF UNITS AFFECTED	63.6	36.3	0.0	81.8	18.1	100.0
\$/100 1960 HOUSING UNITS AFFECTED/	201.	44.	0.	190.	56.	246.
100 1960 UNITS	.785	.448	0.000	1.009	.224	1.233

## IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



## PROGRAMMING AREA 6

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	30.0	914.0	944.0
UNITS CONSTRUCTED	0.	4.	139.	143.
AVE. \$/UNIT	0.	7500.	6575.	6601.
PCT. OF UNITS	0.0	2.7	97.2	100.0
\$/100 1960 UNITS	0.	323.	9849.	10172.
UNITS/100 1960 UNITS	0.000	.043	1.497	1.540

## NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



## CENSUS TRACT J11

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	200.0	200.0
UNITS CONSTRUCTED	0.	0.	24.	24.
AVE. \$/UNIT	0.	0.	8333.	8333.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	11098.	11098.
UNITS/100 1960 UNITS	0.000	0.000	1.331	1.331

## CENSUS TRACT J12

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	30.0	390.0	420.0
UNITS CONSTRUCTED	0.	4.	53.	57.
AVE. \$/UNIT	0.	7500.	7358.	7368.
PCT. OF UNITS	0.0	7.0	92.9	100.0
\$/100 1960 UNITS	0.	1394.	18122.	19516.
UNITS/100 1960 UNITS	0.000	.185	2.462	2.648

## NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



## CENSUS TRACT J17

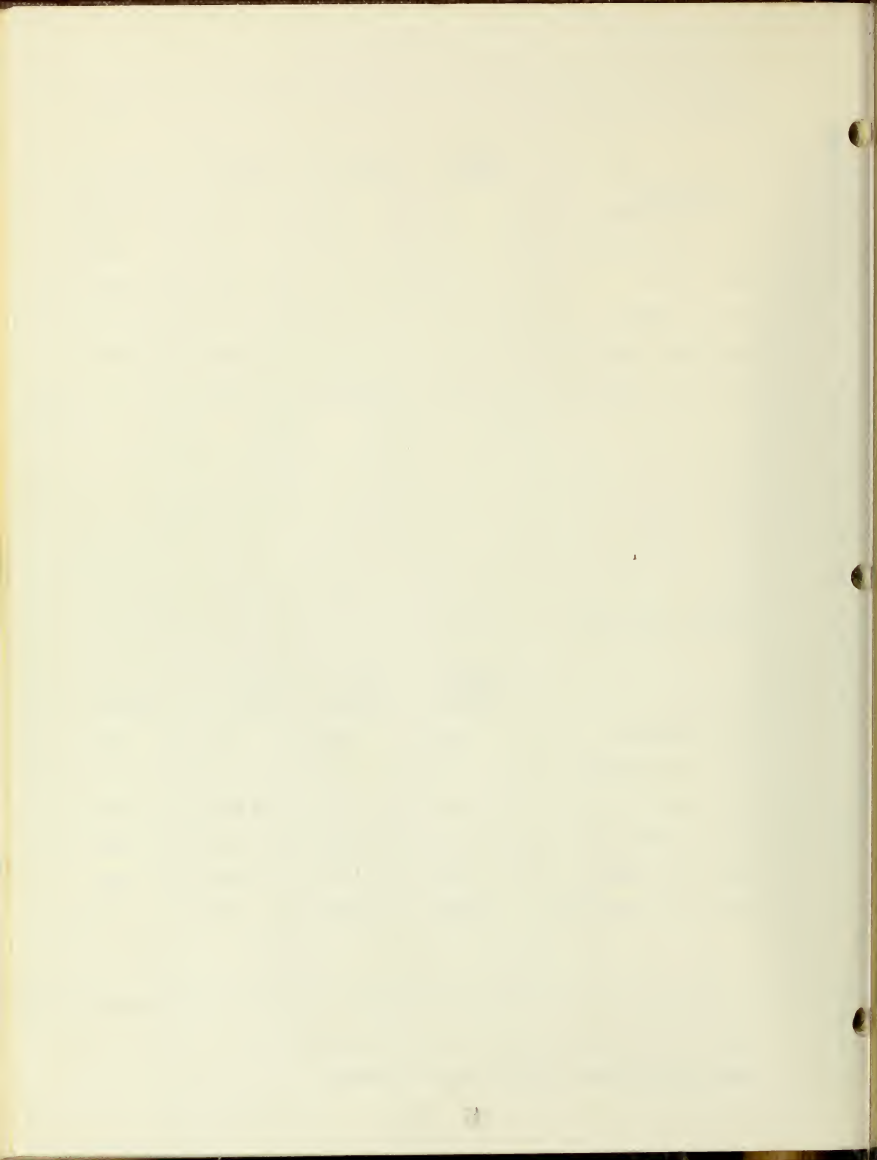
	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	244.0	244.0
UNITS CONSTRUCTED	0.	0.	54.	54.
AVE. \$/UNIT	0.	0.	4518.	4518.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	6886.	6886.
UNITS/100 1960 UNITS	0.000	0.000	1.524	1.524

## CENSUS TRACT J18

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	80.0	80.0
UNITS CONSTRUCTED	0.	0.	8.	8.
AVE. \$/UNIT	0.	0.	10000.	10000.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	4486.	4486.
UNITS/100 1960 UNITS	0.000	0.000	.448	.448

## NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)





## SECTION 7

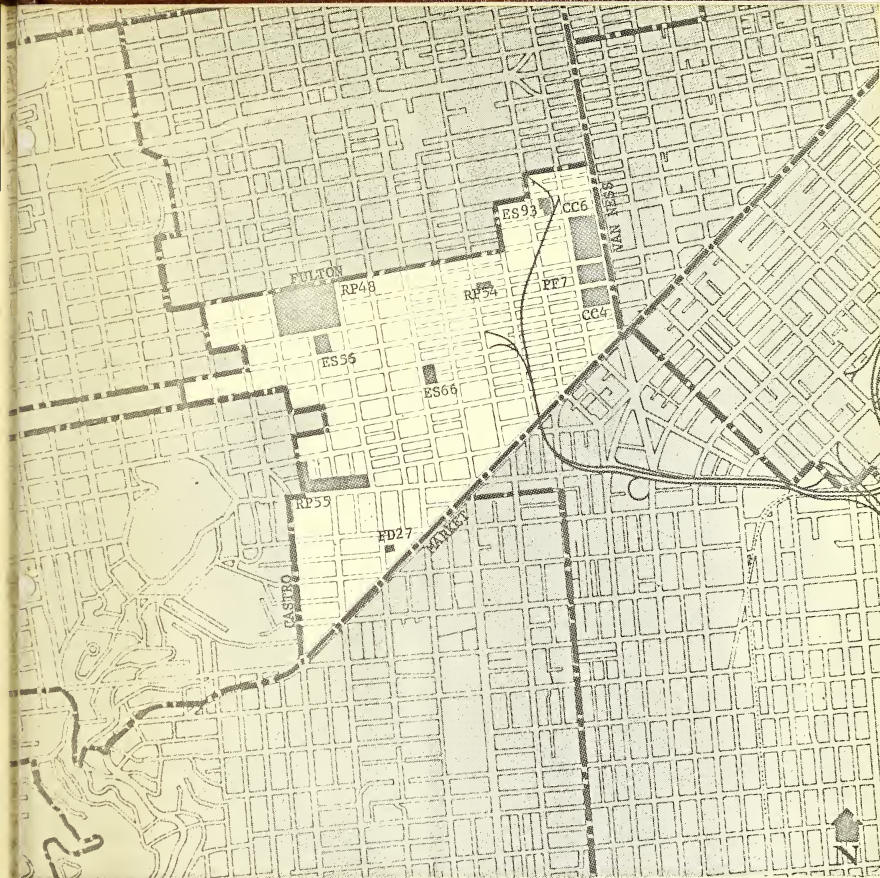
### PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

Arthur D. Little, Inc.





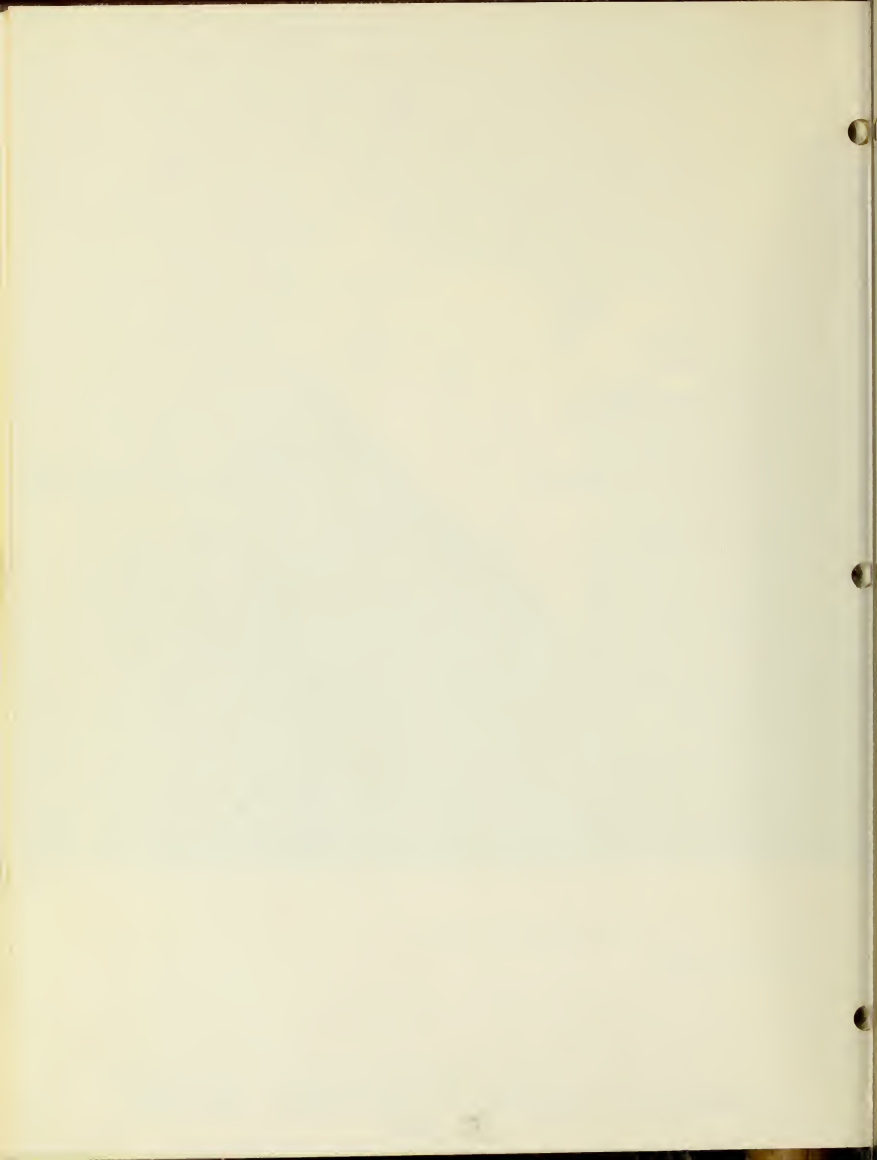
PUBLIC FACILITIES, 1965

Programming Area 6

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM

6 122

CRP



## PROGRAMMING AREA 6

## EXISTING FACILITIES

CODE		NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
CC	4	CIVIC CENTER BD OF EDUC	815	28	2.40	0
CC	6	CIVIC CTR VET WAR MEML	786A	28	5.50	0
FD	21	ENGINE CO TWENTY ONE	1200	39	.19	18
FD	27	ENGINE CO TWENTY SEVEN	3542	31	.29	39
ES	56	LOUISE M LOMBARD ELEM S	823	30	1.39	26
ES	66	JOHN MUIR ELEM SCHOOL	841	31	1.08	52
RP	54	HAYES VALLEY COMMTY CTR	819	29	.61	0
PF	7	CIVIC CENTER AUTO PARK	810	28	2.43	0
TOTAL					13.89	135



